



BATH REMODEL

Safety. Style.
Stress-Free
Installation.

CALL NOW
855.663.3011

SPECIAL OFFER

Waiving All
Installation
Costs!

Add'l terms apply. Offer subject to change and vary by dealer.
Expires 6/29/25.



Legals-OCN

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1003024-SH Order No.: 240640001-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2021. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified 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 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

Legals-OCN

be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): HOA VU, AN UNMARRIED MAN Recorded: 10/28/2021 as Instrument No. 2021000656751 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 7/30/2025 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$1,699,829.26 The purported property address is: 9362 TOWN AND COUNTRY DRIVE, GARDEN GROVE, CA 92841 Assessor's Parcel No.: 132-331-39 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

Legals-OCN

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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003024-SH. Information about postponements that are very short in duration or that occur close in time

Legals-OCN

to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003024-SH 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

Legals-OCN

think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY 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 PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1003024-SH and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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

Legals-OCN

of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, 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 CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 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 CORPORATION TS No.: CA-24-1003024-SH IDSPub #0248626 6/11/2025 6/18/2025 6/25/2025 Orange County News 6/11,18,25/25-153699

ORDER TO
SHOW CAUSE FOR

Legals-OCN

**CHANGE OF NAME
CASE NO.
30-2025-01486266**
TO ALL INTERESTED PERSONS: Petitioner: ISAIHAH PRIETO filed a petition with this court for a decree changing names as follows: ISAIHAH PRIETO to ISAIHAH REYES. THE COURT ORDERS that all persons interested in this matter 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
07/30/2025
1:30 p.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/find-my-court.htm)
A copy of this Order to Show Cause must be pub-

lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153713

NOTICE OF PETITION TO ADMINISTER ESTATE OF DOROTHY F. MALCOLM
Case No. 30-2025-01486949-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DOROTHY F. MALCOLM

A PETITION FOR PROBATE has been filed by Barbara L. Tan in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Barbara L. Tan 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. (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 July 31, 2025 at 1:30 PM in Dept. CM07 located at 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 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:
WANDA G COUTEE ESQ
SBN 318744
HROMADKA GAULKE & COUTEE LLP
11661 SAN VICENTE BLVD
LOS ANGELES CA 90049-5112
CN117575 MALCOLM Jun 11,13,18, 2025

Orange County News
6/11,13,18/2025-153846

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: SHARRON DENIECE ZABLOTNY
Case No. 30-2025-01459017-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 SHARRON DENIECE ZABLOTNY. A PETITION FOR PROBATE has been filed by LONNIE PYLE in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that ERYN ETEMAD-AMINI 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 July 31, 2025 at 1:30 PM in Dept. CM07 located at 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 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.

Attorney for petitioner:
WANDA G COUTEE ESQ
SBN 318744
HROMADKA GAULKE & COUTEE LLP
11661 SAN VICENTE BLVD
LOS ANGELES CA 90049-5112
CN117575 MALCOLM Jun 11,13,18, 2025

Orange County News
6/11,13,18/2025-153846

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: SHARRON DENIECE ZABLOTNY
Case No. 30-2025-01459017-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 SHARRON DENIECE ZABLOTNY. A PETITION FOR PROBATE has been filed by LONNIE PYLE in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that ERYN ETEMAD-AMINI 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 JUL 10, 2025 at 1:30 PM in Dept. CM07

3390 Harbor Blvd, Costa Mesa, CA 92626

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 clerk.

Attorney for Petitioner:
JUSTIN KINCHELOE, ESQ.
THE ESTATE LAWYERS, APC, 18400 VON KARMAN AVE., STE 550, IRVINE, CA 92612. (949) 250-7800
BSC 226969
Orange County News
6/11,6/13,6/18/2025-153870

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORAH RAE LEIMBACH
Case No. 30-2025-01486962-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 DEBORAH RAE LEIMBACH. A PETITION FOR PROBATE has been filed by VERONICA COPELAND in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that VERONICA COPELAND 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 JUL 30, 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 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.

Attorney for Petitioner:
JUSTIN KINCHELOE, ESQ.
THE ESTATE LAWYERS, APC, 18400 VON KARMAN AVE., STE 550, IRVINE, CA 92612. (949) 250-7800
BSC 226969
Orange County News
6/11,6/13,6/18/2025-153870

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORAH RAE LEIMBACH
Case No. 30-2025-01486962-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 DEBORAH RAE LEIMBACH. A PETITION FOR PROBATE has been filed by VERONICA COPELAND in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that VERONICA COPELAND 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 JUL 30, 2025 at 1:30 PM in Dept. CM08

3390 Harbor Blvd, Costa Mesa, CA 92626

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 clerk.

Attorney for Petitioner:
RENEE R. CHIAPELONE, ESQ; ATTORNEY AT LAW, 17702 MITCHELL NORTH STE 100, IRVINE, CA 92614. (714) 538-7820.
BSC 226981
Orange County News
6/11,6/13,6/18/2025-153909

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01486277

TO ALL INTERESTED PERSONS: Petitioner: PRISCILLA PRIETO filed a petition with this court for a decree changing names as follows: PRISCILLA PRIETO to PRISCILLA REYES. THE COURT ORDERS that all persons interested in this matter 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
07/30/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153714

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01484608
TO ALL INTERESTED PERSONS: Petitioner: LORRAINE MICHELLE SALAZAR filed a petition with this court for a decree changing names as follows: LORRAINE MICHELLE SALAZAR to LORI MICHELLE ASAY. THE COURT ORDERS that all persons interested in this matter 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
07/22/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153714

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01484608

TO ALL INTERESTED PERSONS: Petitioner: LORRAINE MICHELLE SALAZAR filed a petition with this court for a decree changing names as follows: LORRAINE MICHELLE SALAZAR to LORI MICHELLE ASAY. THE COURT ORDERS that all persons interested in this matter 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
07/22/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/22/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153487

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01486277
TO ALL INTERESTED PERSONS: Petitioner: PRISCILLA PRIETO filed a petition with this court for a decree changing names as follows: PRISCILLA PRIETO to PRISCILLA REYES. THE COURT ORDERS that all persons interested in this matter 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
07/30/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153714

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01484608
TO ALL INTERESTED PERSONS: Petitioner: LORRAINE MICHELLE SALAZAR filed a petition with this court for a decree changing names as follows: LORRAINE MICHELLE SALAZAR to LORI MICHELLE ASAY. THE COURT ORDERS that all persons interested in this matter 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
07/22/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153714

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 30-2025-01484608
TO ALL INTERESTED PERSONS: Petitioner: LORRAINE MICHELLE SALAZAR filed a petition with this court for a decree changing names as follows: LORRAINE MICHELLE SALAZAR to LORI MICHELLE ASAY. THE COURT ORDERS that all persons interested in this matter 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
07/22/2025
1:30 p.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/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
6/4,11,18,25/25-153714

ANGE CIVIC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 2163 N ORANGE OLIVE RD #1 ORANGE CA 92865 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$37,653.86 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, STONEWOOD CONDOMINIUM OWNERS ASSOCIATION under said Notice of Delinquent Assessment 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 and more than three months have elapsed since such recordation. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-1993. 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 verify postponement information directly with the trustee.

NOTICE CALLING FOR PROPOSALS
DISTRICT: Garden Grove Unified School District

RFP NUMBER: 2414 Milk, Dairy, Fruit Juices and Ice Cream Products for Food Services

PROPOSAL DEADLINE: July 8, 2025 at 2:00PM

PLACE OF RECEIPT: Garden Grove Unified School District
Purchasing Department, 4th Floor
Attention: Lorraine McDaniel
10331 Stanford Avenue, Garden Grove, CA 92840

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 proposal deadline, sealed proposals at the place identified above for the award of a contract for **RFP No. 2414, Milk, Dairy, Fruit Juices and Ice Cream Products for Food Services**. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.

Time is of the essence. Each proposal must conform and be responsive to the proposal documents, which are on file in the Business Office. Proposal documents are also available online at: <https://www.ggusd.us>. No Bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals.

Any questions regarding proposal documents shall be reduced to writing and e-mailed to Lorraine McDaniel (Lmcdaniel@ggusd.us), Buyer no later than **June 20, 2025 by 10AM**. Answers to questions will be posted as an official addendum online at: <https://www.ggusd.us> on or before **June 27, 2025 by 5PM**.

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities therein. The right is also reserved by the Board to select items which, in their opinion, will best serve the needs of the District.

Dated this June 11, 2025

GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: Kathy Seo
Assistant Director of Business Services

Orange County News 6/11,18/2025-153921

cing 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-1993. 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 verify postponement information directly with the trustee.

NOTICE CALLING FOR PROPOSALS
DISTRICT: Garden Grove Unified School District

RFP NUMBER: 2414 Milk, Dairy, Fruit Juices and Ice Cream Products for Food Services

PROPOSAL DEADLINE: July 8, 2025 at 2:00PM

PLACE OF RECEIPT: Garden Grove Unified School District
Purchasing Department, 4th Floor
Attention: Lorraine McDaniel
10331 Stanford Avenue, Garden Grove, CA 92840

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 proposal deadline, sealed proposals at the place identified above for the award of a contract for **RFP No. 2414, Milk, Dairy, Fruit Juices and Ice Cream Products for Food Services**. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.

Time is of the essence. Each proposal must conform and be responsive to the proposal documents, which are on file in the Business Office. Proposal documents are also available online at: <https://www.ggusd.us>. No Bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals.

Any questions regarding proposal documents shall be reduced to writing and e-mailed to Lorraine McDaniel (Lmcdaniel@ggusd.us), Buyer no later than **June 20, 2025 by 10AM**. Answers to questions will be posted as an official addendum online at: <https://www.ggusd.us> on or before **June 27, 2025 by 5PM**.

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities therein. The right is also reserved by the Board to select items which, in their opinion, will best serve the needs of the District.

Dated this June 11, 2025

GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: Kathy Seo
Assistant Director of Business Services

Orange County News 6/11,18/2025-153921

formation is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1993 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 6/6/2025 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, West-

Legals-OCN
lake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2024-1993 SDI-34202)
Orange County News 6/18,25,7/2/2025-154013

Notice is hereby given per Section 21700 et seq. of the California Business & Professional Code that the Undersigned, MINI PUBLIC 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 June 25, 2025. The Undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following items: appliances, electronics, household furniture, beds, 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 unknown), musical instruments and other miscellaneous items.

Name of Account: Unit # Daniel McKay 13
Diana Trujillo Cadieux 74
Edwin Dela Cruz 860
Thomas Lowery 110
Roberta Long 897
Heather Lee 1066
Heather Lee 230
Janet Lopez 183
Edelmira Serrano 210
Tamo Tia 760
Craig Taoka 1163

AUCTION DATE: June 25, 2025
Auctioneer's Name: www.bid13.com
Orange County News 6/11,18/2025-153826

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to California Civil Code §798.78 and California Commercial

CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS
PROJECT NO. CP1329000

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1363000 "SEWER SYSTEM REHABILITATION PLAN PHASE II SEWER MAIN REPLACEMENT PROJECT 1"** will be received at the Garden Grove City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840. Engineer's estimate on this project is around \$3,550,000 dollars.

The sewer project consist of replacing and upsizing approximately 1,651 lineal feet of 10-inch diameter VCP sewer and 2,679 lineal feet of 8-inch diameter VCP sewer. It also includes removing 4,246 lineal feet of existing 8-inch VCP sewers, abandonment of 510 lineal feet of existing 8-inch VCP sewers, removal of one existing sewer chimneys, and removal of one existing manhole and base. It also includes the construction of two new manholes, one chimney, core drilling and modification to 24 existing GGSD manhole shelves and channels, 81 sewer lateral reconnections, and two sewer lateral extensions. The entire project will require maintaining the existing sewer flows during construction, temporary traffic control, pavement replacement and resurfacing, replacement of traffic loop detectors, replacement of traffic striping/markings and pavement markers, replacing concrete sidewalks, concrete curbs and gutters damaged during construction, and all other appurtenant work. The project shall be completed within one hundred forty (140) working days.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred ninety-two dollars and eighty-eight cents (\$192.88). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

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

Bids are due in the City Clerk's Office on **Tuesday, July 15, 2025 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall.

Direct ANY and ALL questions to Ms. Liyan Jin, Project Manager, (714) 741-5977.

/s/ Lizabeth Vasquez, CMC
City Clerk

Date: June 16, 2025
Publish: June 18, 2025 and June 25, 2025
Orange County News 6/18,25/2025-154108

Legals-OCN
Code §§ 7209 and 7210 that the following described property will be sold by BerryDale Trailer Villas, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to payable to BerryDale Trailer Villas, payable at time of sale on Thursday, July 3, 2025, at 10:00a.m., at the following location: 13061 Fairview St Space 22, Garden Grove, CA 92843
The parties believed to claim an interest in the mobilehome are: Hoa Nguyen, the Estate of Hoa Nguyen, Chanh Nguyen, and the Estate of Chanh Nguyen.
Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobilehome must be removed from the Park. The property which will be sold is
MANUFACTURER: FLAMINGO
TRADE NAME: FLAMINGO
MODEL NUMBER: UNKNOWN
YEAR: 1958
H.C.D. DECAL NO:

Legals-OCN
ABJ8361
SERIAL NO.: F10462F31
The current location of the subject property is: 13061 Fairview St Space 22, Garden Grove, CA 92843. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Five Thousand Four Hundred Thirty-Five Dollars and Twenty-One Cents (\$5,435.21). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: June 18, 2025
KIMBALL, TIREY & ST. JOHN
By: /s/ Taylor R. McElroy, Authorized Agent for BerryDale Trailer Villas
Contact: (Taylor McElroy) (619) 231-1422
6/18, 6/25/25
CNS-3938425#
ORANGE COUNTY NEWS
Orange County News 6/18,25/25-154073

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, JULY 8, 2025 AT 6:30 P.M.**, OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.

AMENDMENT NOS. A-042-2025(A) AND A-042-2025(B)

PROJECT DESCRIPTION: To transmit a recommendation from the Planning Commission to the City Council to approve Zoning Text Amendment Nos. A-042-2025(A) and A-042-2025(B) for a City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. Proposed Amendment No. A-042-2025(A) would update Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Garden Grove Municipal Code to conform to changes in State law and City policies, and to make clarifications and typographical corrections. Proposed Amendment No. A-042-2025(B) would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), and 9.60 (Special Housing Regulations) to conform to changes in State and federal law and City policies, to replace subjective language, and to make clarifications and typographical corrections.

The City Council will also consider a recommendation from the Planning Commission that it determine (1) that proposed Amendment No. A-042-2025(A) is statutorily exempt from review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), and (2) that proposed Amendment No. A-042-2025(B) is exempt from review under CEQA pursuant to Sections 15378(b)(5) (Organizational or Administrative Activities), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15060(c)(2) (Not a Project) and 15601(b)(3) (Common Sense), of the State CEQA Guidelines.

PROJECT LOCATION: Citywide

ZONE: Citywide

On June 5, 2025, by a 5-1 vote, with one Commissioner absent, the City of Garden Grove Planning Commission recommended approval of Amendment Nos. A-042-2025(A) and A-042-2025(B) to City Council, pursuant to Resolution Nos. 6113-25 (A) and 6114-25 (B).

ALL INTERESTED PARTIES are invited to attend the City Council Public Hearing, or write a letter, to express opinions or submit evidence for or against the project as outlined above. If you challenge the project in Court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council prior to the Public Hearing. Written correspondence received at cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting will be forwarded to the City Council prior to the meeting. Further information on the above matter may be obtained from the Planning Services Division, Community Development Department, City Hall, 11222 Acacia Parkway, Garden Grove, or by telephone at (714) 741-5312.

/s/ LIZABETH VASQUEZ
City Clerk
Date: June 12, 2025
Publish: June 18, 2025
Orange County News 6/18/2025-154048

Legals-OCN
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/licensee(s) are: MAX GLOBAL MANAGEMENT, INC., 6090 ORANGETHORPE AVE, BUENA PARK, CA 90620
Doing Business as: KINGS KOREAN BBQ
All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are:
The name(s) and address of the Buyer(s)/applicant(s) is/are: YRG INC, 6090 ORANGETHORPE AVE, BUENA PARK, CA 90620
The assets being sold are generally described as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE, AND ABC LICENSE and is/are located at: 8535 KNOTT AVE, BUENA PARK, CA 90620
The type of license to be transferred is/are: 41-

Legals-OCN
NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)
Escrow No. 250664-JS

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, JULY 8, 2025 AT 6:30 P.M.**, OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.

AMENDMENT NOS. A-042-2025(A) AND A-042-2025(B)

PROJECT DESCRIPTION: To transmit a recommendation from the Planning Commission to the City Council to approve Zoning Text Amendment Nos. A-042-2025(A) and A-042-2025(B) for a City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. Proposed Amendment No. A-042-2025(A) would update Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Garden Grove Municipal Code to conform to changes in State law and City policies, and to make clarifications and typographical corrections. Proposed Amendment No. A-042-2025(B) would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), and 9.60 (Special Housing Regulations) to conform to changes in State and federal law and City policies, to replace subjective language, and to make clarifications and typographical corrections.

The City Council will also consider a recommendation from the Planning Commission that it determine (1) that proposed Amendment No. A-042-2025(A) is statutorily exempt from review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), and (2) that proposed Amendment No. A-042-2025(B) is exempt from review under CEQA pursuant to Sections 15378(b)(5) (Organizational or Administrative Activities), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15060(c)(2) (Not a Project) and 15601(b)(3) (Common Sense), of the State CEQA Guidelines.

PROJECT LOCATION: Citywide

ZONE: Citywide

On June 5, 2025, by a 5-1 vote, with one Commissioner absent, the City of Garden Grove Planning Commission recommended approval of Amendment Nos. A-042-2025(A) and A-042-2025(B) to City Council, pursuant to Resolution Nos. 6113-25 (A) and 6114-25 (B).

ALL INTERESTED PARTIES are invited to attend the City Council Public Hearing, or write a letter, to express opinions or submit evidence for or against the project as outlined above. If you challenge the project in Court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council prior to the Public Hearing. Written correspondence received at cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting will be forwarded to the City Council prior to the meeting. Further information on the above matter may be obtained from the Planning Services Division, Community Development Department, City Hall, 11222 Acacia Parkway, Garden Grove, or by telephone at (714) 741-5312.

/s/ LIZABETH VASQUEZ
City Clerk
Date: June 12, 2025
Publish: June 18, 2025
Orange County News 6/18/2025-154048

Legals-OCN
643857 ON SALE BEER AND WINE-EATING PLACE now issued for the premises located at: The bulk sale and transfer of alcoholic beverage license(s) is/are 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 JULY 11, 2025
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$30,000.00, including inventory estimated at \$0, which consists of the following: DESCRIPTION, AMOUNT: CASH \$30,000.00; ALLOCATION TOTAL \$30,000.00
It has been agreed between the Seller(s)/licensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: JUNE 12, 2025
MAX GLOBAL MANAGE-

LEGAL NOTICE
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

June 18, 2025

City of Garden Grove
Economic Development and Housing Department
11222 Acacia Parkway
Garden Grove, CA 92840

On or about July 7, 2025, the City of Garden Grove will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93--383), to undertake a multi-year project in the City's Five Year Consolidated Plan (Fiscal 2025 – Fiscal 2029) known as the Home Repair Program.

The Home Repair Program provides on a citywide basis a grant of up to \$5,000 to correct code violations and eligible home repairs for low-income homeowners. Exterior or minor home repairs include the installation of safety mobility and security devices, paint, window replacements and roof repair/replacement. The Program also provides for interior repairs that address health and safety issues. The City has budgeted \$200,000 in Fiscal 2025-26 in CDBG funds to improve 20 housing units. Over a five-year period from Fiscal 2025-26 through Fiscal 2029-30, the City estimates the use of \$1,000,000 in CDBG monies for the Program that will assist approximately 100 housing units.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. In accordance with §58.15, a tiered review process has been structured, whereby some environmental laws and authorities have been reviewed and studied for the intended program listed above. Other applicable environmental laws and authorities will be complied with, when individual projects are ripe for review. Specifically, the Home Repair Program has been studied and compliance with the following laws and authorities that have been established in this Tier 1 review: Clean Air Act, Sole Source Aquifers, Coastal Barriers Resource Act, Coastal Zone Management Act, Farmlands Protection, Wetlands Protection, Endangered Species, Wild and Scenic Rivers Act of 1968 and Environmental Justice. In the Tiered 2 review, compliance with the following environmental laws and authorities will take place for proposed projects funded under the programs listed above: Airport Hazards, Historic Preservation, Floodplain Management, Flood Insurance, Contamination and Toxic Substances, Explosive and Flammable Hazards and Noise Abatement and Control. Should individual aggregate projects exceed the threshold for categorical exclusion detailed at §58.35(a), an Environmental Assessment will be completed and a separate Finding of No Significant Impact and Request for Release of Funds published. An Environmental Review Record (ERR) that documents the environmental determinations for this project is available for review either electronically or by email. Please submit your requests by email to timothyt@ggcity.org. The ERR can be accessed online at the following website: <https://ggcity.org/neighborhood-improvement/home-repair-program>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Garden Grove Economic Development and Housing Department. All comments received by July 3, 2025 at 4pm will be considered by the City of Garden Grove prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Garden Grove certifies to HUD that Lisa L. Kim, in her capacity as City Manager, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Garden Grove to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Garden Grove's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Garden Grove; (b) the City of Garden Grove has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Los Angeles HUD Office at CA_Webmanager@hud.gov. Potential objectors should contact Los Angeles HUD Office via email to verify the actual last day of the objection period.

Lisa L. Kim
City Manager
Orange County News 6/18/2025-154049

Legals-OCN
643857 ON SALE BEER AND WINE-EATING PLACE now issued for the premises located at: The bulk sale and transfer of alcoholic beverage license(s) is/are 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 JULY 11, 2025
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$30,000.00, including inventory estimated at \$0, which consists of the following: DESCRIPTION, AMOUNT: CASH \$30,000.00; ALLOCATION TOTAL \$30,000.00
It has been agreed between the Seller(s)/licensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: JUNE 12, 2025
MAX GLOBAL MANAGE-

LEGAL NOTICE
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

June 18, 2025

City of Garden Grove
Economic Development and Housing Department
11222 Acacia Parkway
Garden Grove, CA 92840

On or about July 7, 2025, the City of Garden Grove will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93--383), to undertake a multi-year project in the City's Five Year Consolidated Plan (Fiscal 2025 – Fiscal 2029) known as the Home Repair Program.

The Home Repair Program provides on a citywide basis a grant of up to \$5,000 to correct code violations and eligible home repairs for low-income homeowners. Exterior or minor home repairs include the installation of safety mobility and security devices, paint, window replacements and roof repair/replacement. The Program also provides for interior repairs that address health and safety issues. The City has budgeted \$200,000 in Fiscal 2025-26 in CDBG funds to improve 20 housing units. Over a five-year period from Fiscal 2025-26 through Fiscal 2029-30, the City estimates the use of \$1,000,000 in CDBG monies for the Program that will assist approximately 100 housing units.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. In accordance with §58.15, a tiered review process has been structured, whereby some environmental laws and authorities have been reviewed and studied for the intended program listed above. Other applicable environmental laws and authorities will be complied with, when individual projects are ripe for review. Specifically, the Home Repair Program has been studied and compliance with the following laws and authorities that have been established in this Tier 1 review: Clean Air Act, Sole Source Aquifers, Coastal Barriers Resource Act, Coastal Zone Management Act, Farmlands Protection, Wetlands Protection, Endangered Species, Wild and Scenic Rivers Act of 1968 and Environmental Justice. In the Tiered 2 review, compliance with the following environmental laws and authorities will take place for proposed projects funded under the programs listed above: Airport Hazards, Historic Preservation, Floodplain Management, Flood Insurance, Contamination and Toxic Substances, Explosive and Flammable Hazards and Noise Abatement and Control. Should individual aggregate projects exceed the threshold for categorical exclusion detailed at §58.35(a), an Environmental Assessment will be completed and a separate Finding of No Significant Impact and Request for Release of Funds published. An Environmental Review Record (ERR) that documents the environmental determinations for this project is available for review either electronically or by email. Please submit your requests by email to timothyt@ggcity.org. The ERR can be accessed online at the following website: <https://ggcity.org/neighborhood-improvement/home-repair-program>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Garden Grove Economic Development and Housing Department. All comments received by July 3, 2025 at 4pm will be considered by the City of Garden Grove prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Garden Grove certifies to HUD that Lisa L. Kim, in her capacity as City Manager, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Garden Grove to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Garden Grove's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Garden Grove; (b) the City of Garden Grove has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Los Angeles HUD Office at CA_Webmanager@hud.gov. Potential objectors should contact Los Angeles HUD Office via email to verify the actual last day of the objection period.

Lisa L. Kim
City Manager
Orange County News 6/18/2025-154049

Legals-OCN
MENT, INC., Seller(s)/Licensee(s)
YRG INC, Buyer(s)/Applicant(s)
ORD-3856893 ORANGE COUNTY NEWS 6/18/25
Orange County News 6/18/2025-154105

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20256716210

KRUA SIAM located at: 12541 S. HARBOR BLVD, GARDEN GROVE, CA 92840. County: Orange. This is a New Statement. Registrant/s/ VIPA SOONTHORNWACHARIN, 10361 MC CLURE AVE, GARDEN GROVE, CA 92843. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 05/16/2025. Registrant /s/ VIPA SOONTHORNWACHARIN. 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 05/16/2025.
Orange County News 6/4,11,18,25/25-153499