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T.S. No.: 22-6164 Loan No.: *****074 APN: 089-626-14

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/22/2007. 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 as-

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sociation, 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)

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reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JOSE GUSTAVO CASTRO CAMACHO AND GUADALUPE BELTRAN CASTRO, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Prestige Default Services, LLC Recorded 3/28/2007 as Instrument No. 2007000198773 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 3/17/2025 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$610,625.70 Street Address or other

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common designation of real property: 11151 CLARISSA STREET GARDEN GROVE California 92840 A.P.N.: 089-626-14 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

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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. All checks payable to Prestige Default Services, LLC.

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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 (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-6164. 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

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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 (800) 793-6107, or visit this internet website www.auction.com, using the file

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number assigned to this case 22-6164 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: 2/11/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Tina Suikhonen Vice President of Operations PPP#25-001048 **Orange County News 2/19,26,3/5/2025-150250**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01459642

TO ALL INTERESTED PERSONS: Petitioner: YITONG ZHANG filed a petition with this court for a decree changing name as follows: YITONG ZHANG to ALICE YITONG ZHANG. 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

04/08/2025 8:30 a.m. Dept. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause 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: 02/13/2025 Judge David J. Hesselatine Judge of the Superior Court

Orange County News 2/19,26,3/5,12/25-150340

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of: - Nicolas Gamboa Banuelos - Karen Gamboa Banuelos - Steve Duran - Silvia Lopez - Monica Martinez - Steve Michael Huffines - David Tovar - April Marie Cabrera - Peter Luna - Marisol Montes - Jayjay Saril - Gina Rasmussen Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics,

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sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on the March 19th, 2024 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

2/26, 3/5/25 ORNS-3897988# CRANGE COUNTY NEWS Orange County News 2/26,3/5/25-150397

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PAUL BERNARD NOSEK, JR CASE NO. 30-2025-01460643-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 PAUL BERNARD NOSEK, JR. A PETITION FOR PROBATE has been filed by TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY, PUBLIC ADMINISTRATOR in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY, PUBLIC ADMINISTRATOR 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 **APR 23, 2025 at 1:30 PM in Dept. CM04 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 (courts.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 clerk. Attorney for Petitioner: JUSTIN KINCHELOE, ESQ. THE ESTATE LAWYERS, APC, 18400 VON KARLMAN AVE., STE 550, IRVINE, CA 92612. (949) 250-7800

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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: LEON J PAGE, COUNTY COUNSEL AND ANGELICA C. DAFTARY, DEPUTY 400 WEST CIVIC CENTER DR., PO BOX 118, SANTA ANA, CA 92701. (714) 834-4664 BSC 226450 **Orange County News 2/26,2/28,3/5/2025-150470**

APN: 097-565-01 TS No: CA05000379-23-2 TO No: 240592116-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 7, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 4, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 13, 2020 as Instrument No. 2020000114503, of official records in the Office of the Recorder of Orange County, California, executed by ANNIE TRAN, SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BEST CAPITAL FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit "A" Parcel 1: Lot 25 Of Tract No. 15693, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Recorded In Book 803, Pages 11 To 15 Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County accepting Therefrom All Oil, Gas, Petroleum And Other Mineral Or Hydrocarbon Substances In And Under Said Land, Together With The Right To Use That Portion Only Of Said Land Together With The Right To Use That Portion Only Of Said Land Which Underlies A Plane Parallel To And 500 Feet Below

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The Present Surface Of Said Land, For The Purpose Of Prospecting For, Developing And/Or Extracting Said Oil, Gas, Petroleum Other Mineral Or Hydrocarbon Substances From Said Land By Means Of Wells, Drilled Into Said Subsurface Of Said Land From Drill Sites Located On Other Land, It Being Expressly Understood And Agreed That Said Land, Or To Use Said Land Or Any Portion, Thereof, To Said Depth Of 500 Feet For Any Purpose Whatsoever, As Reserved In Deed Recorded October 22, 1954 In Book 2849, Page 407 Of Official Records. Reserving Therefrom, For The Benefit Of Grantor And Their Respective Successors In Interest And Others; Easements For Access, Ingress, Egress, Encroachment, Support, Maintenance, Drainage, Repairs And For Other Purposes All As Described In The Declaration Of Covenants, Conditions, Restrictions And Reservations And Reservation Of Easements For Tract 15693, Which Was Recorded August 8, 2000 As Instrument No. 20000412739 Of Official Records Of Orange County, California. Parcel 2: Non-Exclusive Easements For Access, Ingress Egress, Use And Enjoyment, Drainage, Encroachment, Support, Maintenance, Repairs And For Other Purposes, All As Described In The Declaration. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8622 MAYS AVENUE, GARDEN GROVE, CA 92844 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 without covenant or warranty, express 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 if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$463,247.88 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the

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property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website www.Auction.com or call 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000379-23-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000379-23-2 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

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written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 11, 2025 MTC Financial Inc. dba Trustee Corps T S No. CA05000379-23-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0471152 To: ORANGE COUNTY NEWS 02/26/2025, 03/05/2025, 03/12/2025 **Orange County News 2/26,3/5,12/2025-150480**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000099

TO ALL INTERESTED PERSONS: Petitioner: SARAH ANN RAMIREZ and PEDRO GERARDO RAMIREZ on behalf of GRAYSON EDWARD BOARDMAN-RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ, minors, filed a petition with this court for a decree changing name as follows: GRAYSON EDWARD BOARDMAN-RAMIREZ to GRAYSON EDWARD RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ to BRAYDEN ALEXANDER RAMIREZ. 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

05/15/2025 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 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: 01/31/2025 Judge Julie A Palafox Judge of the Superior Court

Orange County News 2/12,19,26,3/5/25-150148

NOTICE OF 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 LONNIE PYLE 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 27, 2025 at 1:30 PM in Dept. CM07 3390 Harbor Blvd, Costa Mesa, CA 92626**

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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 (courts.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 clerk. Attorney for Petitioner: JUSTIN KINCHELOE, ESQ. THE ESTATE LAWYERS, APC, 18400 VON KARLMAN AVE., STE 550, IRVINE, CA 92612. (949) 250-7800

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Orange County News
2/28,3/5,3/7/2025-150535

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01459356

TO ALL INTERESTED PERSONS: Petitioner: JOZEL CHRISTEN LAVIN SALOMON filed a petition with this court for a decree changing name as follows: JOZEL CHRISTEN LAVIN SALOMON to JOZEL CHRISTEN SALOMON WOLFE. 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

04/03/2025
8:30 a.m. Dept. D100 REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause 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: 02/11/2025
Judge David J. Hesseltn
Judge of the Superior Court
Orange County News
2/19,26,3/5,12/25-150341

SUMMONS

(CITACION JUDICIAL)

CASE NUMBER

(Numero del Caso)

30-2024-01383568

NOTICE TO DEFENDANT:

(Aviso al Demandado):

KIRILL ARZHANIKOV

YOU ARE BEING SUED BY PLAINTIFF:

(Lo esta demandando el demandante)

VIKTOR MIHALCHAN

NOTICE! You have been issued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case.

There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form.

If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

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There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.

Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y direccion de la corte es: Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, CA 92701

The name and address of the court is (El nombre y direccion de la corte es): Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el numero de telefono del abogado del demandante, o del de-

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mandante que no tiene abogado, es): VIKTOR MIHALCHAN, 18318 SEINE AVE, ARTESIA, CA 90701. TEL: (213) 820-2338.
Date: 03/07/2024
David H. Yamasaki, Clerk of the Court
Clerk, by (Secretario) A. Condras
Deputy (Adjunto)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant.

Orange County News
2/26,3/5,12,19/2025-150543

NOTICE OF PETITION TO ADMINISTER ESTATE OF: OWEN DEAN FILBEY CASE NO. 30-2025-01459699

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of OWEN DEAN FILBEY.
A PETITION FOR PROBATE has been filed by BUFFY SUE ELLSWORTH and CAYCEE LYNN ET TA SMITH in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that BUFFY SUE ELLSWORTH and CAYCEE LYNN ET TA SMITH 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

APRIL 3, 2025

1:30 PM Dept: CM07

3390 Harbor Blvd

Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate 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

Legals-OCN

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: BUFFY SUE ELLSWORTH, 170 ARTISTS PLACE, CARBONDALE, IL 62903. TEL: 618-201-1081 and CAYCEE LYNN ET TA SMITH, 13331 LA VAUGHN DRIVE, GARDEN GROVE, CA 92844. TEL: 605-222-8529.

Orange County News
3/5,12,19/2025-150669

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at **4200 Westminster Ave Santa Ana, CA 92703** intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on **03/25/2025** at **1 pm** or after. Contents include personal property described below belonging to those individuals listed below.

Unit D031 - Alex Schulga - Baby Toys, Boxes, Fan Unit E01213 - Alex Schulga - Boxes, Furniture, Vacuum

Unit E024 - Alex Schulga - Boxes, Totes, Buckets

Unit E02829 - Alex Schulga - Chairs, Buckets, Boxes

Unit G023 - Alexander George Schulga - Trash Bin, Boxes, Buckets

Unit H00405 - Alex Schulga - Shelves, Baby Stroller, Boxes

Unit P03760 - Alex Schulga - Buckets, Boxes, Kid Items

B032 -Anita Medina - Household Items , Misc Items, Boxes

C068 - Sofia Elena Servin - Household Items , Misc Items, Boxes

G019 - Star Monae Burley - Household Items Misc Items, Boxes

G050 - Jaime Anaya - Household Items Misc Items, Boxes

I029 - Thi Hanh Vo - Household Items Misc Items, Boxes

I032 - Marguerite Bailey Merriman - Household Items Misc Items, Boxes

I058 - Eduardo Hernandez - Household Items Misc Items, Boxes

J039 - Joseph Garcia- Household Items Misc Items, Boxes

K018 - Julio Cesar Sanchez Ventura - Household Items Misc Items, Boxes

N047 -Stephanie Danielle Zavala - Household Items Misc Items, Boxes

O011 - Grace Celia Gu- loy Labrador - Household Items Misc Items, Boxes

L018- Sebastian Pedraza- Household Items Misc Items, Boxes

Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal

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property. Please contact the property with any questions (714)874-3667
Orange County News
3/5/2025-150675

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 3/25/2025 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below.
Unit D102, WilsonTamayo, Boxes, Totes and Misc Items
Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 657-342-4921.
Orange County News
3/05/2025-150274

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(UCC Sec. 6101 et seq. and B & P 24073 et seq.)

Escrow No. 10681-AK

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: SAY GOOD LIFE, INC., A CALIFORNIA CORPORATION-4450 LINCOLN AVE., CYPRESS, CA 90630

Doing Business as: CAFÉ BANCONE

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: NONE

The name(s) and business address of the Buyer(s)/Applicant(s) is/are: JIN'S RESTAURANT, INC., A CALIFORNIA CORPORATION, 4450 LINCOLN AVE., CYPRESS, CA 90630

The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, AND ABC 41-ON-SALE BEER AND WINE-EATING PLACE LICENSE #656735 and is/are located at: 4450 LINCOLN AVE., CYPRESS, CA 90630

The type of license to be transferred is/are: 41-ON-SALE BEER AND WINE-EATING PLACE LICENSE #656735 now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: DETAIL ESCROW, INC, 13737 ARTESIA BLVD. #105 CERRITOS, CA 90703 and the anticipated sale date is MARCH 26, 2025

The Bulk sale subject to California Uniform Commercial Code Section 6106.2.

The purchase price of consideration in connection with the sale of the license, is the sum of \$180,000.00, including inventory estimated at \$ZERO, which consists of the following: DESCRIPTION, AMOUNT: CASH \$110,000.00; PROMISSORY NOTE \$70,000.00; TOTAL \$180,000.00

Legals-OCN

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: FEBRUARY 20, 2025
SAY GOOD LIFE, INC., A CALIFORNIA CORPORATION
Seller(s)/Licensee(s)
JIN'S RESTAURANT, INC., A CALIFORNIA CORPORATION
Buyer(s)/Applicant(s)
ORD-3342364 ORANGE COUNTY NEWS 3/5/25
Orange County News
3/05/2025-150829

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. L-041579-JL

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers and address of the Seller/Licensee are: A&G SINGH, INC, 1851 W. LA HABRA BLVD., LA HABRA, CA 90631

The business is known as: CIRCLE LIQUOR

The names, Social Security or Federal Tax Numbers and addresses of the Buyer/Transferee are: PARADISE LIQUOR & MINI MART, INC, 1851 W. LA HABRA BLVD., LA HABRA, CA 90631

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURE AND EQUIPMENT, GOODWILL, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE AND ABC LICENSE and are located at: 1851 W. LA HABRA BLVD., LA HABRA, CA 90631

The kind of license to be transferred is: OFF-SALE GENERAL LICE # 640996, now issued for the premises located at: 1851 W. LA HABRA BLVD., LA HABRA, CA 90631

The anticipated date of the sale/transfer is APRIL 15, 2025 at the office of: TOWER ESCROW INC, 3400 W. OLYMPIC BLVD, #201, LOS ANGELES, CA 90019

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory \$40,000.00, is the sum of \$160,000.00, which consists of the following: DESCRIPTION, AMOUNT: BUYER DEPOSITED INTO ESCROW IN THE AMOUNT OF \$5,000.00; BUYER WILL DEPOSIT INTO ESCROW IN THE AMOUNT OF \$155,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for the 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: JANUARY 31,

Legals-OCN

2025
SELLERS: A&G SINGH, INC., A CALIFORNIA CORPORATION,
BUYERS: PARADISE LIQUOR & MINI MART, INC., A CALIFORNIA CORPORATION
ORD-3344557 ORANGE COUNTY NEWS 3/5/25
Orange County News
3/05/2025-150830

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 3/19/25 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. A005, Mark Lindborg: Furniture, Boxes, tools; E020, Leslie Harrington: Skateboards, toys, boxes; F021 Sarah Shrimsher: Mannequin, sports equipment, toys; G063, Brandon Anaya: Bikes, Children's items, boxes; H062, Christine Garcia: Tubs, play-mat, decorations. Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 562-236-6583
CN114713 03-19-2025
Mar 5, 2025
Orange County News
3/05/2025-150846

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01445772

TO ALL INTERESTED PERSONS: Petitioner: JACOB NAVARRO filed a petition with this court for a decree changing names as follows: JACOB NAVARRO to JACOB ESCOTO. 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

04/23/2025

8:30 a.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

A copy of this Order to Show Cause 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: 03/03/2025

Judge Erick L. Larsh

Judge of the Superior Court

Orange County News

3/5,12,19,26/25-150866