

# Transform your bathroom with a new bath or shower

*American Standard*

HOME SERVICES

**SCHEDULE A FREE IN-HOME CONSULTATION**

**855-247-1740**

\*Subject to 3rd party credit approval. Minimum monthly payments required.

**\$1,500 OFF**

— PLUS —

**NO INTEREST**

*and*

**NO PAYMENTS**

*for*

**12 MONTHS\***

Offers valid thru 7/31/25

## Legals-OCN

APN: 931-441-11 Order: 2585684CAD TS-250510 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/13/2021 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. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by RL Enterprises, Inc., a Nevada Corporation Recorded on 10/26/2021 as Instrument No. 2021000652305, of Official records in the office of the County Recorder of Orange County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 1/29/2025 as Instrument No. 2025000040552 of said Official Records, WILL SELL on 6/18/2025 At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at 1:30 p.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 12582 Josephine Street, Apt E, Garden Grove, CA The undersigned Trustee disclaims any liability for any incorrectness of the prop-

## Legals-OCN

erty address and other common designation, if any, shown herein. The total amount of unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$529,275.02 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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

## Legals-OCN

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 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 250510 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: 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

## Legals-OCN

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 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 250510 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 potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 5/21/2025 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0474759 To: ORANGE COUNTY NEWS 05/28/2025, 06/04/2025, 06/11/2025 Orange County News 5/28,6/4,11/2025-153413

## NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to California Civil Code § 798.56a and California Commercial

## Legals-OCN

Code §§ 7209 and 7210 that the following described property will be sold by Lake Park Brea, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to Lake Park Brea, payable at time of sale on Thursday, June 19, 2025 at 10:00 a.m., at the following location: 681 Wood Lake Drive aka 681 Wood Lake Drive, Space 185, Brea, CA 92821 The parties believed to claim an interest in the mobilehome are: Lillian Marie Felderman, Lyle Ely Felderman and the Estate of Lyle Ely Felderman. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. The property which will be sold is MANUFACTURER: 9931 LCS HOMES INC TRADE NAME: LCS MODEL NUMBER: 767 YEAR: 1981 H.C.D. DECAL NO: LAA2755 SERIAL NO.: 811193CAA767003, 811193CAB767003 The current location of the subject property is: 681 Wood Lake Drive aka 681 Wood Lake Drive, Space 185, Brea, CA 92821. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Thirty-Seven Two Hundred Nineteen Dollars and Thirteen Cents (\$37,219.13). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: June 4, 2025 RUDDEROW LAW GROUP Christina Spiezia, Authorized Agent for Lake Park Brea Contact: Renee' Bessett (949) 565-1344 6/4, 6/11/25 CNS-3931791#

## Legals-OCN

**ORANGE COUNTY NEWS**  
Orange County News  
6/4,11/25-153510

## NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM WOOD HARTER CASE NO. 30-2025-01485380-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 WILLIAM WOOD HARTER. A PETITION FOR PROBATE has been filed by WILLIAM WOOD HARTER JR. in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that WILLIAM WOOD HARTER JR. 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 **JUL 23, 2025 at 1:30 PM in Dept. CM08**

## Legals-OCN

**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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account any



provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: TRENT C. MARCUS, ESQ.; TRENT C. MARCUS, A LAW CORPORATION, 19900 BEACH BLVD, C-1, HUNTINGTON BEACH, CA 92648. (714) 964-6335 BSC 226930

**Orange County News**  
6/4,6/6,6/11/2025-153525

**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 of 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 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 potential 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 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 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 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 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 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, 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 rights 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 CHANGE OF NAME CASE NO. 30-2025-01486266**

TO ALL INTERESTED PERSONS: Petitioner: ISIAH PRIETO filed a petition with this court for a decree changing names as follows: ISIAH PRIETO to ISIAH 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](http://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**  
6/4,11,18,25/25-153713

**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. No. 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](http://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  
STE 410  
LOS ANGELES CA 90049-5112  
CN117575 MALCOLM Jun 11,13,18, 2025

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

**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

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 12321 Western Avenue Garden Grove, CA 92841 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](http://www.selfstorageauction.com) on June 26th, 2025 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit 2010, Jeffrey DeRouse, crock pot, dutch oven, artwork

Unit 2068, Gregory Thornton, basketball hoop, fishing polls, generator

Unit 2129, Chang Heo, Bike parts, car stereo, tools

Unit 2142, Gregory Thornton, refrigerator, rice maker, holiday decorations

Unit 2152, Laura Bryan, furniture, mini basketball hoop, dishware

Unit 2186, Chang Heo, tools, ice chest, vacuum

Unit 1150, Gregory Thornton, TV, speakers, electronics

Unit 1217 Norma L Milo, luggage, clothing, boombox

Unit 2426 Amiel Tapan David, cleaning system, basketball, painting tools

Unit 2478 Robyn Jaqueline Patino De La Cruz, electronics, speakers, dolly

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)250-0210.

**Orange County News**  
6/11/2025-153852

**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.

**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**

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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form

DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court 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 is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Janae Jex

- Jessica Unger

- Jorge Lopez

- Mellissa M Duran

- Paris Antoinette

Property to be sold: miscellaneous household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorQuestTreasures.com](http://www.StorQuestTreasures.com). The sale ends at 2:00 PM on the 25 of June 2025 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.

6/4, 6/11/25

**CNS-393111#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
6/4,11/25-153442

**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 is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Janae Jex

- Jessica Unger

- Jorge Lopez

- Mellissa M Duran

- Paris Antoinette

Property to be sold: miscellaneous household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorQuestTreasures.com](http://www.StorQuestTreasures.com). The sale ends at 2:00 PM on the 25 of June 2025 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.

6/4, 6/11/25

**CNS-393111#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
6/4,11/25-153442

**NOTICE TO CREDITORS OF BULK SALE**

(Secs. 6104, 6105 U.C.C.)

Escrow No. 25-1057-JT

Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The names and business addresses of the seller are:

CTAT GROUP INC. DBA RAISING CLAW 12140 BEACH BLVD., STANTON, CA 90680

The location in California of the chief executive office of the seller is: SAME AS ABOVE

As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE

The names and business addresses of the buyer are:

Tammy Vu DBA QTK Restaurant, 12140 Beach Blvd., Stanton, CA 90680

The assets to be sold are described in general as: Fixtures, Equipments, Leasehold Improvements and Goodwill and are located at: 12140 Beach Blvd., Stanton, CA 90680

The business name used by the seller at that location is: Raising Claw.

The anticipated date of the bulk sale is 06/27/25 at the office of Imperial Escrow, Inc., 8665 Garden Grove Blvd. Garden Grove, CA 92844.

This bulk sale IS subject to California Uniform Commercial Code Section 6106.2

If so subject, the name and address of the person with whom claims may be filed is Imperial Escrow, Inc. 8665 Garden Grove Blvd. Garden Grove, CA 92844, and the last date for filing claims shall be 06/26/25, which is the business day before the sale date specified above.

Dated: 6/5/25

Tammy Vu DBA QTK Restaurant

S/ Tammy Vu

6/11/25

**CNS-393525#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
6/11/25-153885

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORAH RAE LEIMBACH**

**ESTATE OF: DEBORAH RAE LEIMBACH**

**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 DEBORAH RAE LEIMBACH. 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**

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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form

DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court 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 is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Janae Jex

- Jessica Unger

- Jorge Lopez

- Mellissa M Duran

- Paris Antoinette

Property to be sold: miscellaneous household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorQuestTreasures.com](http://www.StorQuestTreasures.com). The sale ends at 2:00 PM on the 25 of June 2025 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.

6/4, 6/11/25

**CNS-393111#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
6/4,11/25-153442

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORAH RAE LEIMBACH**

**ESTATE OF: DEBORAH RAE LEIMBACH**

**CASE NO. 30-2025-01459017-PR-LA-CMC**



