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NOTICE OF PETITION TO ADMINISTER ESTATE OF: HELEN ELIZABETH LOW CASE NO. 30-2025-01497351-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HELEN ELIZABETH LOW.

A PETITION FOR PROBATE has been filed by LINDA ROGERS in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that LINDA ROGERS 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 **SEP 10, 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

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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: JAMES C. HARVEY, ESQ.; LAW OFFICE OF JAMES C. HARVEY, 17011 BEACH BLVD., STE 900, HUNTINGTON BEACH, CA 92647. (714) 947-2334. BSC 227168 **Orange County News 7/23, 7/25, 7/30/2025-155028**

Legals-OCN

TS No: CA07000306-25-1 APN: 231-373-33 TO No: 3450472 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 August 29, 2011. 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 September 10, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, 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 September 6, 2011 as Instrument No. 2011000437767, of official records in the Office of the Recorder of Orange County, California, executed by LINDA L. BURDEN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SUN WEST MORTGAGE COMPANY, INC. 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: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 12542

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JANET LANE, GARDEN GROVE, CA 92840-5633 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 \$557,774.82 (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 in account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's

Legals-OCN

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 address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for in-

Legals-OCN

formation regarding the sale of this property, using the file number assigned to this case, CA07000306-25-1. 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000306-25-1 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: July 10, 2025 MTC Financial Inc. dba Trustee Corps

Legals-OCN

TS No. CA07000306-25-1 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.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476613 To: ORANGE COUNTY NEWS 07/23/2025, 07/30/2025, 08/06/2025 **Orange County News 7/23, 30, 8/6/2025-155064**

Legals-OCN

BSC 227191 **Notice of Sale of Real Property at Private Sale Case# 30-2024-01429642-PR-OP-CMC** In the Superior Court of California, for the County of Orange In the matter of the Estate of LYLE PAUL NAKAMURA, aka LYLE P. NAKAMURA, deceased. Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 11TH day of August, 2025 at the office of Law Offices of Duane S. Lindsey, A. P. C., located at 2082 Michelson Drive, Irvine, California 92612 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Garden Grove, County of Orange, State of California, particularly described as follows: Lot 22 of Tract 1975 as per map recorded in Book 60, Pages 14 and 15 of Miscellaneous Maps, records of said County. APN# 132-361-26 More commonly known as 9901 Royal Palm Blvd., Garden Grove, California Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such

terms and conditions as are acceptable to the personal representative.

Ten percent (10%) of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: 7/23/25
Gerald Doverspike, Personal Representative of the Estate
Attorney(s) at Law:
Duane S. Lindsey
Law Offices of Duane S. Lindsey, A. P. C.
2082 Michelson Drive
Irvine, California 92612
Orange County News
7/30/8/1,8/6/2025-155178

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

- Javier Contreras
- Houmam Abdallah
- Lizeth Molina
- April Marie Cabrera
- Jessica Unger
- John Moreno
- Stephanie Hernandez
- Devonne Hermon Finai

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on the 20th of 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.

7/30, 8/6/25
CNS-3950853#
ORANGE COUNTY NEWS
Orange County News
7/30,8/6/25-155129

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code § 798.56a and California Commercial 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, August 14, 2025 at 11:00 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: Lilidian 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 prop-

NOTICE OF PUBLIC HEARING CITY OF GARDEN GROVE

NOTICE IS HEREBY GIVEN that the Garden Grove City Council will hold a Public Hearing on **Tuesday, August 12, 2025, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, to consider the Water Division's 2025 Public Health Goal Report.

Written comments can be mailed to the City of Garden Grove, Attn: City Clerk's Office, P.O. Box 3070, Garden Grove, CA 92842-3070, personally delivered to the City Clerk's Office at City Hall during normal business hours, or emailed to cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting and will be forwarded to the City Council prior to the meeting.

Further information and copies of the report may be obtained at the City of Garden Grove Municipal Service Center, 13802 Newhope Street, or by calling (714) 741-5399.

/s/ LIZABETH VASQUEZ, CMC

City Clerk/Secretary

Date: July 22, 2025

Publish: July 30, 2025

Orange County News 7/30/2025-155130

erty 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 Forty Thousand Eight Hundred Thirty-Three Dollars and Fifty Cents (\$40,833.50). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: July 30, 2025 RUDDEROW LAW GROUP, Christina Spiezia, Authorized Agent for Lake Park Brea. Contact: Renee' Bessett, (949) 565-1344
7/30, 8/6/25
CNS-3951347#
ORANGE COUNTY NEWS
Orange County News
7/30,8/6/25-155181

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at www.storagetreasures.com sale by competitive bidding on or after "AUG 13-2025", at 10:00 am. Where said property has been stored and which are located at One Stop Storage 1401 N Harbor Blvd Santa Ana, CA 92703, County of Orange, State of California. The property belonging to tenants listed below. Property to be sold may be described as follows: household goods, furniture, clothing, personal items and miscellaneous unknown boxes.

Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids.

Auction by www.storagetreasures.com.

1 - Alexander George Schulga
Orange County News
7/30,8/6/2025-155205

LIEN SALE

On 08/13/2025 at 18881 Gothard St Huntington Beach CA 92648 a Lien Sale will be held at 10:00 am on a: 2006 DODG V I N # 2B3KA43G06H198672, 2020 HOND CA LIC# B X 7 5 U 8 V I N # 2HGFC2F89LH583096, 2015 DODG CA LIC# 9HZZ706 VIN# 2C3CDZA-GXFH793706, 2018 NISS

CA LIC# 8N9F278 VIN# 3N1AB7AP4JY290692, 2020 HOND CA LIC# 8 S B G 1 3 4 V I N # 1HGCVF1F4LA092248.

CNS-3952007#

ORANGE COUNTY NEWS

Orange County News

7/30/25-155210

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)
Escrow No. 25-17164-TN
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: CHAU NGUYEN, 13900 BROOKHURST ST, GARDEN GROVE, CA 92840
Doing Business as: AA FOOD TO GO & RESTAURANT
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE
The name(s) and address of the Buyer(s) is/are: TRANG THU THI MAI, 9901 NEWCASTLE AVE, WESTMINSTER, CA 92683
The assets to be sold are described in general as: FIXTURES AND EQUIPMENT, GOODWILL, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 13900 BROOKHURST ST, GARDEN GROVE, CA 92840
The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the anticipated sale date is AUGUST 15, 2025
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
[If the sale is subject to information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the last date for filing claims shall be AUGUST 14, 2025, which is the business day before the sale date specified above.
Dated: 7/23/25
BUYER: TRANG THU THI MAI
ORD-3993498 ORANGE COUNTY NEWS 7/30/25
Orange County News
7/30/2025-155282

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)
Escrow No. 25-17164-TN
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Doing Business as: AA FOOD TO GO & RESTAURANT
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE
The name(s) and address of the Buyer(s) is/are: TRANG THU THI MAI, 9901 NEWCASTLE AVE, WESTMINSTER, CA 92683
The assets to be sold are described in general as: FIXTURES AND EQUIPMENT, GOODWILL, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 13900 BROOKHURST ST, GARDEN GROVE, CA 92840
The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the anticipated sale date is AUGUST 15, 2025
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Dated: 7/23/25
BUYER: TRANG THU THI MAI
ORD-3993498 ORANGE COUNTY NEWS 7/30/25
Orange County News
7/30/2025-155282

Escrow No. 15209-JP
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: BRIGHT LAUNDRY LLC, 10925 WESTMINSTER AVE., GARDEN GROVE, CA 92843
Doing Business as: BRIGHT LAUNDRY
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: CHAU PHAM, OR ASSIGNEE, 10925 WESTMINSTER AVE., GARDEN GROVE, CA 92843
The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE and are located at: 10925 WESTMINSTER AVE., GARDEN GROVE, CA 92843
The bulk sale is intended to be consummated at the office of: ACT ONE ESCROW, INC., 6131 ORANGETHORPE AVE., STE 180-E, BUENA PARK, CA 90620 and the anticipated sale date is AUGUST 15, 2025
The bulk sale is subject to California Uniform Commercial Code Section

6106.2.
[If the sale is subject to information must be provided] The name and address of the person with whom claims may be filed is: ACT ONE ESCROW, INC., 6131 ORANGETHORPE AVE., STE 180-E, BUENA PARK, CA 90620 and the last date for filing claims shall be AUGUST 14, 2025, which is the business day before the sale date specified above.
Dated: 07/24/2025
BUYER: CHAU PHAM, OR ASSIGNEE
3993091-PP ORANGE COUNTY NEWS 7/30/25
Orange County News
7/30/2025-155283

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01498373
TO ALL INTERESTED PERSONS: Petitioner: UNJEE AN filed a petition with this court for a decree changing names as follows: UNJEE AN to SOFIA UNJEE LEE. 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
09/23/2025
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,

6106.2.
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Dated: 07/24/2025
BUYER: CHAU PHAM, OR ASSIGNEE
3993091-PP ORANGE COUNTY NEWS 7/30/25
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7/30/2025-155283

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