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T.S. No. 137699-CA APN: 131-624-23 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/30/2023. 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 On 12/8/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/6/2023 as Instrument No. 2023000132358 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: CHARLOTTE SCOTT, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton – 100 The City Drive, Orange, CA 92868 all right, title and interest conveyed to and now held

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by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 11202 AUSTIN WAY, STANTON, CA 90680-2810 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$209,904.23 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its prede-

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cessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to

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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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 137699-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 137699-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to

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place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
**Orange County News
11/12,19,26/2025-158022**

Title Order No. : LTTSG2500341 Trustee Sale No. : 88309 Loan No. : 399493017 APN : 100-472-09 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/22/2023. 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. On 12/4/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/5/2024 as Instrument No. 2024000025599 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: OMAR DEEN,

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AN UNMARRIED MAN, as Trustor SEE ATTACHED EXHIBIT B, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 14 OF TRACT NO. 3090 AS SHOWN ON A MAP RECORDED IN BOOK 93, PAGES 28 AND 29 OF MISCELLANEOUS MAPS, RECORDERS OF ORANGE COUNTY, CALIFORNIA. 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: 11700 ANABEL AVENUE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or war-

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ranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$ 1 , 4 0 9 , 6 7 4 . 0 5 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 11/3/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are con-

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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88309. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: **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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88309 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate

professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. Exhibit B Investor Amount Percentage Name Funded Owned Pacific Premier Trust, Custodian FBO Anthony Lyon, IRA \$122,500.00 10.00% River Venture Properties LLC \$122,500.00 10.00% Steve George, Trustee of The George Family Revocable Trust 1/25/05 \$122,500.00 10.00% Arthur M. Day & Marianne W. Day, as Trustees of The Day Family Trust dtd 1/24/05 \$122,500.00 10.00% Robert B. Stillwagon and Nancy R. Stillwagon, Trustees of The Robert & Nancy Family Trust 9/1/04 \$122,500.00 10.00% Leonard Palmer & Glenda Dawn Palmer \$122,500.00 10.00% Calbio 401k Plan \$122,500.00 10.00% MV Fund I, LLC \$122,500.00 10.00% Ryan Carter \$61,250.00 5.00% Equity Trust Company Custodian FBO Sunil Kumar Malhotra IRA \$61,250.00 5.00% John C. Warner, Trustee of The John C. Warner Trust dtd 3/8/02 \$61,250.00 5.00% Pacific Premier Trust, Custodian FBO Alexander MacDougall IRA \$61,250.00 5.00%

Orange County News
11/12,19,26/2025-158117

Title Order No.: LTTSG2500342 Trustee Sale No.: 88310 Loan No.: 399493017 APN: 100-472-10 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/22/2023 . 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 12/4/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and

pursuant to Deed of Trust Recorded on 12/29/2023 as Instrument No. 2023000319641 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: OMAR DEEN, AN UNMARRIED MAN, as Trustor SEE ATTACHED EXHIBIT B, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 13 OF TRACT NO. 3090 AS SHOWN ON A MAP RECORDED IN BOOK 93, PAGES 28 AND 29 OF MISCELLANEOUS MAPS, RECORDERS OF ORANGE COUNTY, CALIFORNIA. 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: 11702 ANABEL AVENUE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$ 1 , 4 0 7 , 4 4 2 . 8 0 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 11/3/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88310. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: **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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88310 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately

for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. Exhibit B Investor Amount Percentage Name Funded Owned Pacific Premier Trust, Custodian FBO Anthony Lyon, IRA \$122,500.00 10.00% River Venture Properties LLC \$122,500.00 10.00% Steve George, Trustee of The George Family Revocable Trust 1/25/05 \$122,500.00 10.00% Arthur M. Day & Marianne W. Day, as Trustees of The Day Family Trust dtd 1/24/05 \$122,500.00 10.00% Robert B. Stillwagon and Nancy R. Stillwagon, Trustees of The Robert & Nancy Family Trust 9/1/04 \$122,500.00 10.00% Leonard Palmer & Glenda Dawn Palmer \$122,500.00 10.00% Calbio 401k Plan \$122,500.00 10.00% MV Fund I, LLC \$122,500.00 10.00% Ryan Carter \$61,250.00 5.00% Equity Trust Company Custodian FBO Sunil Kumar Malhotra IRA \$61,250.00 5.00% John C. Warner, Trustee of The John C. Warner Trust dtd 3/8/02 \$61,250.00 5.00% Pacific Premier Trust, Custodian FBO Alexander MacDougall IRA \$61,250.00 5.00%

Orange County News
11/12,19,26/2025-158157

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

KAREN LEE CALHOUN
CASE NO. 30-2025-01525869-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 KAREN LEE CALHOUN. A PETITION FOR PROBATE has been filed by CAROL PICKFORD & MICHAEL PICKFORD in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that CAROL PICKFORD & MICHAEL PICKFORD be appointed as personal rep-

resentative 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

JAN 14, 2026 at 1:30 PM
in Dept. CM08
3390 Harbor Blvd, Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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: ARIANA A. BURRIS, ESQ. & SARAH BREWSAUGH, ESQ.; BURRIS LAW APC, 488 S. GLASSELL ST, ORANGE, CA 92866. (714) 941-8122 BSC 227685

Orange County News
11/19,11/21,11/26/2025-158488

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RUTH H. GONZALEZ
CASE NO. 30-2025-01526384-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 RUTH H. GONZALEZ.

A PETITION FOR PROBATE has been filed by ALEX F. GONZALEZ in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ALEX F. GONZALEZ 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 in this court as follows: 01/15/26 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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: GREGORY I. BECKER - SBN 183059

Legals-OCN
LAW OFFICE OF
GREGORY I. BECKER
1711 VIA EL PRADO,
SUITE 103-B
REDONDO BEACH CA
90277
Telephone (310) 543-1126
11/26, 11/28, 12/3/25
CNS-3988296#
**ORANGE COUNTY
NEWS**
Orange County News
**11/26, 11/28, 12/3/25-
158599**

**STORAGE TREASURES
AUCTION**
Extra Space Storage, on
behalf of itself or its affili-
ates, Life Storage or Storage
Express, will hold a
public auction to satisfy
Extra Space's lien, by
selling personal property
described below belong-
ing to those individuals lis-
ted below at the location
indicated.
**10741 Dale Ave Stanton,
CA 90680**
December 16, 2025
11:00 AM
Madeline Scott
Dahlia Cargay
Paphaphone Luangkiet
Valerie Correa
Jino Paulo Remoquillo
Veronica Stiles
Mariana Payan
Ramon Tinimbang
The auction will be listed
and advertised on
www.storage-treasures.co
m. Purchases must be
made with cash only and
paid at the above refer-
enced facility in order to
complete the transaction.
Extra Space Storage may
refuse any bid and may
rescind any purchase up
until the winning bidder
takes possession of the
personal property.
11/26/25
CNS-3987359#
**ORANGE COUNTY
NEWS**
Orange County News
11/26/25-158442

**AMENDED ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.**
30-2025-01521061
TO ALL INTERESTED
PERSONS: Petitioner: EL-
BA P. DE LOS REYES
filed a petition with this
court for a decree chang-
ing names as follows: EL-
BA P. DE LOS REYES to
ELBA M. PEREZ. THE
COURT ORDERS that all
persons interested in this
matter appear before this
court at the hearing indi-
cated below to show cause,
if any, why the petition for
change of name should
not be granted. Any per-
son objecting to the name
changes described above
must file a written objec-
tion that includes the rea-
sons for the objection at
least two court days be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the peti-
tion should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.
NOTICE OF HEARING
12/30/2025
1:30 p.m. D-100
REMOTE
Orange County Superior
Court
700 W. Civic Center Dr.
Santa Ana, CA 92701
(To appear remotely,
check in advance of the
hearing for information
about how to do so on the
court's website. To find
your court's website, go to
www.courts.ca.gov/find-
my-court.htm)
A copy of this Order to
Show Cause must be pub-
lished at least once each
week for four successive
weeks before the date set
for hearing on the petition
in the following newspa-
per of general circulation,
printed in this county:
Orange County News
Date: 10/29/2025
Judge David J. Hesseltine
Judge of the Superior
Court
Orange County News
11/5,12,19,26/25-158092

Legals-OCN
**NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:**
LAURIE MCLAUGHLIN
**CASE NO. 30-2025-
0152559-PR-LA-CMC**
To all heirs, beneficiaries,
creditors, contingent cred-
itors, and persons who
may otherwise be inter-
ested in the will or estate,
or both, of LAURIE
MCLAUGHLIN.
A PETITION FOR PRO-
BATE has been filed by
DARA MCLAUGHLIN in the
Superior Court of Califor-
nia, County of Orange.
THE PETITION FOR
PROBATE requests that
DARA MCLAUGHLIN be
appointed as personal rep-
resentative to administer
the estate of the decedent.
THE PETITION requests
authority to administer the
estate under the Inde-
pendent Administration of
Estates Act. (This author-
ity will allow the personal
representative to take
many actions without ob-
taining court approval. Be-
fore taking certain very im-
portant actions, however,
the personal representa-
tive will be required to give
notice to interested per-
sons unless they have
waived notice or consen-
ted 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 peti-
tion will be held on
JANUARY 15, 2026
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 Califor-
nia - County of Orange
(occourts.org) to appear
remotely for Probate hear-
ings and for remote hear-
ing instructions. If you
have difficulty connecting
or are unable to connect to
your remote hearing, call
657-622-8452 for assist-
ance. If you prefer to ap-
pear 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 ob-
jections or file written ob-
jections with the court be-
fore the hearing. Your ap-
pearance may be in per-
son or by your attorney.
IF YOU ARE A CREDIT-
OR or a contingent credit-
or of the decedent, you
must file your claim with
the court and mail a copy
to the personal representa-
tive appointed by the
court the later of either (1)
four months from the date
of first issuance of letters
to a general personal rep-
resentative, as defined in
section 58(b) of the Cali-
fornia Probate Code, or (2)
60 days from the date of
mailing or personal deliv-
ery to you of a notice un-
der section 9052 of the
California Probate Code.
Other California statues
and legal authority may af-
fect your rights as a credit-
or. You may want to con-
sult with an attorney knowl-
edgeable 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 pe-
tition or account as pro-
vided in Probate Code
section 1250. A Request
for Special Notice form is
available from the court
clerk.
Attorney for Petitioner:
SHERRY A. GARRELS,

Legals-OCN
12600 BROOKHURST ST
#103, GARDEN GROVE,
CA 92840. TEL: 714-374-
0101
Orange County News
**11/26, 12/3, 10/2025-
158608**
Notice is hereby by given,
StorQuest Self Storage will
sell at public sale by com-
peting bidding the person-
al property of:
- Jose Duarte
- Francisco Javier Reyes
Gonzalez
- Eric Elmore
- Richard Ketcham
- Omar Saeed
- Douglas Kim
- Janae Jex
- John Moreno
- Andrea Cardenas
Property to be sold: misc.
household goods, furni-
ture, tools, clothes, box-
es, toys, electronics, sport-
ing goods, and personal
content. Auction
Company: www.Stor-
ageTreasures.com. The
sale ends at 2:00 PM on
the 17th of December
2025 at the property where
said property has been
stored and which is lo-
cated 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 sub-
ject to cancellation in the
event of settlement
between owner and oblig-
ated party.
Please run the ads on
Wednesday November 26,
2025 and Wednesday
December 3rd, 2025.
11/26, 12/3/25
CNS-3988240#
**ORANGE COUNTY
NEWS**
Orange County News
11/26,12/3/25-158542
**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.**
30-2025-01522435
TO ALL INTERESTED
PERSONS: Petitioner:
JENNIFER VILLA filed a
petition with this court for
a decree changing names
as follows: JENNIFER
VILLA to JENNIFER ISSA-
BEL VILLA OCHOA. THE
COURT ORDERS that all
persons interested in this
matter appear before this
court at the hearing indi-
cated below to show cause,
if any, why the petition for
change of name should
not be granted. Any per-
son objecting to the name
changes described above
must file a written objec-
tion that includes the rea-
sons for the objection at
least two court days be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the peti-
tion should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.
NOTICE OF HEARING
12/30/2025
1:30 p.m. D-100
REMOTE
Orange County Superior
Court
700 W. Civic Center Dr.
Santa Ana, CA 92701
(To appear remotely,
check in advance of the
hearing for information
about how to do so on the
court's website. To find
your court's website, go to
www.courts.ca.gov/find-
my-court.htm)
A copy of this Order to
Show Cause must be pub-
lished at least once each
week for four successive
weeks before the date set
for hearing on the petition
in the following newspa-
per of general circulation,
printed in this county:
Orange County News
Date: 10/30/2025
Judge David J. Hesseltine
Judge of the Superior
Court
Orange County News
**11/12,19,26,12/3/25-
158181**
**NOTICE OF PUBLIC
SALE NOTICE IS**

Legals-OCN
HEREBY GIVEN pursuant
to California Health and
Safety Code, Section
18037.5 and California
Commercial Code, Sec-
tion 9610 that the follow-
ing described property will
be sold at Public Auction
to the highest bidder for a
cashier's check made pay-
able to POCINO LLC (pay-
able at time of sale) on
December 17, 2025 at
3:00 p.m. by POCINO LLC
(Secured Creditor), at the
following location: ON THE
FRONT STEPS TO THE
ENTRANCE OF THE OR-
ANGE CIVIC CENTER
300 E. CHAPMAN AVEN-
UE ORANGE, CA 92866
Said sale to be without
covenant or warranty as to
possession, financing, en-
cumbrances, or otherwise
on an "as-is, where-is"
basis. The property which
will be sold is described as
follows: Manufactured
Home: 2000 CHAMPION
HOME BUILDERS
SOUTHWOOD Decal
Number: LBC4873 Serial
Numbers: 090152512382B
090152512382A The cur-
rent location of the subject
property is: 2191 Harbor
Blvd., Space 27, Costa
Mesa, CA 92627. The
money that we receive
from the sale, if any, (after
paying our costs) will re-
duce the amount you owe.
If we receive less money
than you owe, you will still
owe us the difference. If
we receive more money
than you owe, you will be
entitled to the extra
money, unless we must
pay it to someone else
with a security interest in
the Property. The total
amount of the unpaid bal-
ance of the obligation, se-
cured by the property to be
sold including estimated
costs, expenses, and ad-
vances as of the date of
this Notice of Public Sale
is \$58,333.86. You can re-
deem the property at any
time before we sell it by
paying us the full amount
you owe (not just the past
due payments), including
our expenses. The amount
owed is currently estimat-
ed to be approximately
\$58,333.86. To learn the
exact amount you must
pay, call us at (949) 598-
5800. If you want us to ex-
plain to you in writing how
we have figured the
amount that you owe us,
you may call us at (949)
598-5800 or write us at the
address listed above and
request a written explana-
tion. We will charge you
\$75.00 for the explanation
if we sent you another writ-
ten explanation of the
amount you owe within the
last six months. If you
need more information
about the sale you may
call or write to us. Dated:
November 14, 2025
GREGORY BEAM & AS-
SOCIATES, INC. By:
Gregory B. Beam Author-
ized agent for Secured
Creditor Pocino LLC Con-
tact: Gregory B. Beam,
Esq. Phone No: (949) 598-
5800 THIS IS AN AT-
TEMPT TO COLLECT A
DEBT AND ANY INFORM-
ATION OBTAINED WILL
BE USED FOR THAT
PURPOSE. AS RE-
QUIRED BY LAW, YOU
ARE HEREBY NOTIFIED
THAT A NEGATIVE
CREDIT REPORT RE-
FLECTING ON YOUR
CREDIT RECORD MAY
BE SUBMITTED TO A
REPORTING AGENCY IF
YOU FAIL TO FULFILL
THE TERMS OF YOUR
CREDIT OBLIGATIONS.
FURTHERMORE, YOU
UNDERSTAND THAT
THIS NOTICE IS FROM
AN ATTORNEY OFFER-
ING YOU AN OPPOR-
TUNITY TO SETTLE THIS
DELINQUENCY WITH
THE CREDITOR. C.C.
§2929 - ANY PERSON
WHO WILLFULLY DAM-
AGES PROPERTY WILL
BE HELD LIABLE FOR
DAMAGES. (TS# 2726-
005 SDI-35764)

Orange County News
11/26,12/3/2025-158629
**NOTICE OF SALE OF
ABANDONED
PROPERTY**
Notice Is Hereby Given
That Pursuant To Sec-
tions 21700-21716 Of The
Business And Professions
Code, Section 2328 Of
The UCC, Section 535 Of
The Penal Code And Pro-
visions Of The Civil Code,
I-5 SELF STORAGE, LLC,
2631 MICHELLE DR.
TUSTIN, 92780, County
Of Orange, State Of Cali-
fornia, Will Sell By Com-
petitive Bidding The Fol-
lowing Units. Auction to Be
Conducted through Online
Auction Services of
WWW.LOCKERFOX.COM
, with bids opening on or
after 12:00pm, December
4th, 2025, and closing on
or after 12:00pm, Decem-
ber 11th, 2025.
Antonio Thomas (4 units)
Christina Johnson
Gigi Lenker
Rodney Miller
Bonita Deneen
Abdullah Hamid
Purchases Must Be Made
in Cash and Paid at the
time of Sale. All Goods are
Sold as is and must be
Removed within 24 Hours
of the time of Purchase. I-
5 Self Storage, LLC, Re-
serves the Right to Re-
tract Bids. Sale is Subject
to Adjournment.
Orange County News
11/26/2025-158641
**NOTICE TO CREDITORS
OF BULK SALE**
(UCC Sec. 6105)
Escrow No. 25-17310-TN
NOTICE IS HEREBY GIV-
EN that a bulk sale is
about to be made. The
name(s), business ad-
dress(es) to the Seller(s)
are: GALANG CAFE, INC,
10947 WESTMINSTER
AVE, GARDEN GROVE,
CA 92843
Doing Business as: CAFE
GALANG
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:
KEVIN H. TRUONG AND
HUYNH THU NHI
TRUONG, 9391
JOYZELLE DR, GARDEN
GROVE, CA 92841
The assets to be sold are
described in general as:
ALL FURNITURES, FIX-
TURES AND EQUIP-
MENT, TRADENAME,
GOODWILL, INVENT-
ORY, LEASE, AND
LEASEHOLD IMPROVE-
MENTS and are located
at: 10947 WESTMIN-
STER AVE, GARDEN
GROVE, CA 92843
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 DECEMBER
16, 2025
The bulk sale is subject to
California Uniform Com-
mercial Code Section
6106.2.
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided] The name and
address of the person with
whom claims may be filed
is: LUCKY TEAM ES-
CROW, INC., 12966 EUC-
LID STREET, SUITE 110,
GARDEN GROVE, CA
92840 and the last date for
filing claims shall be
DECEMBER 15, 2025,
which is the business day
before the sale date spec-
ified above.
Dated: 11-08-25
BUYER: KEVIN H.
TRUONG AND HUYNH
THU NHI TRUONG
ORD-4415927 ORANGE
COUNTY NEWS 11/26/25
Orange County News
11/26/2025-158653
**NOTICE OF JUDICIAL
FORFEITURE**

Legals-OCN
CIVIL CASE No.
25STCP03843
PEOPLE OF THE STATE
OF CALIFORNIA
PETITIONER
v.
\$681,694.85 IN U.S. CUR-
RENCY et al
RESPONDENT(S)
TO: ALL PERSONS
CLAIMING ANY RIGHT,
TITLE, OR LEGAL IN-
TEREST
IN THE FOLLOWING
SEIZED PROPERTY:
On or about October 10,
2024, at 32 GOLDEN-
ROD, LAKE FOREST, CA
ONE HUNDRED THOU-
SAND SIX HUNDRED
SEVENTY DOLLARS
(\$100,670.00)
and at CATHAY GENER-
AL BANCORP, CA EIGHT
HUNDRED SEVENTY-
EIGHT DOLLARS AND
EIGHTY-SEVEN CENTS
(\$878.87)
and at EAST WEST BAN-
CORP, INC, CA TWENTY-
EIGHT THOUSAND TWO
DOLLARS AND TWENTY-
FIVE CENTS (\$28,002.25)
and at CITIBANK, NATION-
AL ASSOCIATION, CA
THIRTY-EIGHT
THOUSAND THREE
HUNDRED TWENTY-
FIVE DOLLARS AND
SEVENTY-FOUR CENTS
(\$38,325.74)
and at JPMORGAN
CHASE BANK, NATION-
AL ASSOCIATION, CA
TWO HUNDRED EIGHTY-
FOUR THOUSAND
SIXTY-ONE DOLLARS
AND FOUR CENTS
(\$284,061.04)
and at WELLS FARGO
BANK, NATIONAL ASSO-
CIATION, CA TWO HUN-
DRED TWENTY-NINE
THOUSAND SEVEN
HUNDRED FIFTY-SIX
DOLLARS AND NINETY-
FIVE CENTS
(\$ 2 2 9 , 7 5 6 . 9 5)
\$681,694.85 IN U.S. CUR-
RENCY
2023 JEEP RUBICON
VIN# 1C4JXXFM2PW58590
2021 CADILLAC ESCAL-
ADE VIN# 1GY54RKT4MR4729
03
was seized for forfeiture
pursuant to Health and
Safety Code Section
11470 in connection with
violations(s) of the Califor-
nia Uniform Controlled
Substance Act, to wit, Sec-
tion 11358(C);11370.
of the Health and Safety
Code.
The total appraised value
of the property is
\$802,219.85. Los Angeles
Superior Court Civil
Case Number
25STCP03843 has been
assigned to this case. If
you wish to claim an in-
terest in any or
all of the property spe-
cified in this notice, you
must follow the proced-
ures set forth below:
1. You have 30 days from
the date of the first public-
ation of this notice to file a
verified claim, unless you
have received actual no-
tice. That claim must state
the nature and extent of
any interest you hold in
this
property, must be verified,
and must be filed with the
Clerk of the Superior
Court, Room 102,
Los Angeles County
Courthouse, 111 North Hill
Street, Los Angeles, Cali-
fornia 90012. The claim
form
(Superior Court Form
MC200) may be obtained
from the Clerk of the Su-
perior Court, room 112,
Los
Angeles County
Courthouse, 111 North Hill
Street, Los Angeles, CA
90012.
2. Within 30 days of filing
the verified claim, you
must serve the Office of
the District Attorney
with a conformed copy of
it. The address of the Dis-
trict Attorney's Office is,
OFFICE OF THE DIS-

Legals-OCN
TRICT ATTORNEY
ATTENTION: FORFEIT-
URE SECTION.
211 W. Temple St., SUITE
1100,
LOS ANGELES, CALI-
FORNIA 90012
The case number appear-
ing on this Notice must be
clearly marked
on the claim.
3. If you file and serve a
timely verified claim, you
will be served with a Peti-
tion for Forfeiture.
If a verified claim is not
filed and served within the
time limits specified in this
Notice, Petitioner, People
of the State of California,
will seek a default judg-
ment declaring the prop-
erty described in this No-
tice
forfeited to the State of
California, to be disposed
of pursuant to the provi-
sions of Health and Safety
Code Section(s) 11470, et
seq.
Control No. AF 25-0050
END CASE
Orange County News
**11/26,12/3,10/2025-
158696**
**NOTICE TO CREDITORS
OF BULK SALE**
(SEC. 6106-6107 U.C.C.)
Escrow No. 9775
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 name(s) and busi-
ness addresses of the
seller are: GRIGOR
TEROGANESIAN AND
CYPRESS S.B. CAR SPA,
INC., at 6000 CERRITOS
AVENUE, CYPRESS, CA
90630.
The location in California
of the chief executive of-
fice of the seller is: 6000
CERRITOS AVENUE,
CYPRESS, CA 90630.
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: CYPRESS
CAR SPA at 6000 CERRI-
TOS AVENUE,
CYPRESS, CA 90630.
The names and business
addresses of the buyer
are: MAHER ADEL
ZUEITER AND SALWA
DWEIK at 7401
COMANCHE DR., BUENA
PARK, CA 90620.
The assets to be sold are
described in general as:
BUSINESS, AND BUSI-
NESS ASSETS, INCLUD-
ING BUT NOT LIMITED
TO: STOCK OF CSCSI,
FURNITURE, FIXTURES
AND EQUIPMENT,
GOODWILL AND TRADE-
NAME, INVENTORY AND
SUPPLIES AND LEASE-
HOLD INTEREST located
at: 6000 CERRITOS AV-
ENUE, CYPRESS, CA
90630
The business name used
by the seller at that loca-
tion is: CYPRESS CAR
SPA
The anticipated date of the
bulk sale is: DECEMBER
17, 2025 at the office of:
BEACH PACIFIC ES-
CROW, INC., 7372
PRINCE DRIVE #101,
HUNTINGTON BEACH,
CA 92647-4573
The bulk sale is subject to
California Uniform Com-
mercial Code Section
6106.2.
If so subject the name and
address of the person with
whom claims may be filed
is: PJ GARCIA, BEACH
PACIFIC ESCROW, INC.,
7372 PRINCE DRIVE
#101, HUNTINGTON
BEACH, CA 92647-4573,
and the last date for filing
claims shall be DECEM-
BER 16, 2025, which is
the business day before
the sale date specified
above.
Dated: NOVEMBER 13,
2025
MAHER ADEL ZUEITER
AND SALWA DWEIK
ORD-4414999 ORANGE
COUNTY NEWS 11/26/25
Orange County News
11/26/2025-158651