

When Was Your Last HVAC Tune-Up?

Schedule Soon & Save Up to \$2000!



- ✓ Free Estimates and Second Opinions for New Heating and Cooling Systems
- ✓ Many Payment Options to choose from
- ✓ Service Available Seven Days a Week
- ✓ Licensed and Professional Technicians

📞 Call today! (866) 896-0992



\$49

Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001.

Offer expires 3/31/2026. License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

SAVE UP TO \$2000

on a New Cooling and Heating System with our Buy Back Program!

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

Legals-OCN
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01522467-CU-PT-CJC
TO ALL INTERESTED PERSONS: Petitioner: PETER NAILEN filed a petition with this court for a decree changing names as follows: PETER NAILEN to PETE CAVANAGH. 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

Legals-OCN
hearing.
NOTICE OF HEARING
12/31/2025
1:30 p.m. D-100
REMOTE
Central Justice Center
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 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: 10/30/2025
Judge of the Superior Court
Orange County News 11/21, 28, 12/5, 12/3/25-158481

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

Legals-OCN
30-2025-01525794
TO ALL INTERESTED PERSONS: Petitioner: DIONA YEMAE FU filed a petition with this court for a decree changing names as follows: DIONA YEMAE FU to DIONA YEMAE ZHOU. 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
01/14/2026
1:30 p.m. D-100
REMOTE
Central Justice Center

Legals-OCN
700 W. Civic Center Dr.
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News
Date: 11/14/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News 11/21, 28, 12/5, 12/25-158534

A.P.N.: 930-444-48 TS No.: 2024-2191 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT

Legals-OCN
UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 11/18/2022. 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. Notice is hereby given that on 1/7/2026 at 3:00 PM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 11/18/2022 as Document No. 2022000383972 Book Page of Official Records in the Office of the Recorder of Orange County, California. The original owner: VERNON E NEILLY II The purported current owner: VERNON E NEILLY II WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or

Legals-OCN
national bank, a check drawn by a state of 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.: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CMC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1800 E HEIM AVE #48 ORANGE CA 92865 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without coven-

Legals-OCN
ant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$23,464.38 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, PARK 72 HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are 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 at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-2191. 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: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-2191 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 bid-

der," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 11/24/2025 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2024-2191 SDI-35806)

Orange County News
12/5,12,19/2025-158827

SUMMONS
(Parentage—Custody and Support)
CITACIÓN
(Paternidad—Custodia y Manutención)
NOTICE TO RESPONDENT (AVISO AL DEMANDADO): SHENGDE CUI

You have been sued. Read the information below and on the next page. Lo han demandado. Lea la información a continuación y en la página siguiente.

Petitioner's name (El nombre del demandante): **QIANNI TAN**

CASE NUMBER: (Número de caso) **23P000966**

You have **30 calendar days** after this Summons and Petition are served on you to file a Response (form FL-220 or FL-270) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you.

If you do not file your Response on time, the court may make orders affecting your right to custody of your children. You may also be ordered to pay child support and attorney fees and costs.

For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/self-help), at the California Legal Services website (www.lawhelpca.org), or by contacting your local bar association.

NOTICE: The restraining order on page 2 remains in effect against each parent until the petition is dismissed, a judgment is entered, or the court makes further orders. This order is enforceable anywhere in California by any law enforcement officer who has received or seen a copy of it.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

Tiene **30 días de calendario** después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-220 o FL-270) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten la custodia de sus hijos. La corte también le puede ordenar que pague manutención de los hijos, y honorarios y costos legales.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org), o poniéndose en contacto con el colegio de

abogados de su condado. **AVISO: La orden de protección que aparecen en la página 2** continuará en vigencia en cuanto a cada parte hasta que se emita un fallo final, se despidia la petición o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas orden puede hacerla acatar en cualquier lugar de California.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte.

The name and address of the court are: (El nombre y dirección de la corte son:) ORANGE COUNTY SUPERIOR COURT, 341 THE CITY DRIVE, ORANGE, CA 92868

The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son:) MAXINE HO 231272, MAGNOLIA PLAZA, 17731 IRVINE BLVD. #201, TUSTIN, CA 92780. TEL: (714) 340-7282; (714) 242-9831. Date (Fecha): 09/05/2023

DAVID H. YAMASAKI, Clerk of the Court Clerk, by (Secretario, por) V. MARQUEZ, Deputy (Asistente)

STANDARD RESTRAINING ORDER (Parentage - Custody and Support)
ORDEN DE RESTRICCIÓN ESTANDAR (paternidad - Custodia y Manutención)

Starting immediately, you and every other party are restrained from removing from the state, or applying for a passport for, the minor child or children for whom this action seeks to establish a parent-child relationship or a custody order without the prior written consent of every other party or an order of the court. This restraining order takes effect against the petitioner when he or she files the petition and against the respondent when he or she is personally served with the Summons and Petition OR when he or she waives and accepts service. This restraining order remains in effect until the judgment is entered, the petition is dismissed, or the court makes other orders. This order is enforceable anywhere in California by any law enforcement officer who has received or seen a copy of it.

En forma inmediata, usted y cada otra parte tienen prohibido llevarse del estado a los hijos menores para quienes esta acción judicial procura establecer una relación entre hijos y padres o una orden de custodia, ni pueden solicitar un pasaporte para los mismos, sin el consentimiento previo por escrito de cada otra parte o sin una orden de la corte. Esta orden de restricción entrará en vigencia para el demandante una vez presentada la petición, y para el demandado una vez que éste reciba la notificación personal de la Citación y Petición, o una vez que renuncie su derecho a recibir dicha notificación y se dé por notificado.

Cualquier agencia del orden público que haya recibido o visto una copia de esta orden puede hacerla acatar en cualquier lugar de California. Esta orden

de restricción continuará en vigencia hasta que se emita un fallo final, se despidia la petición o la corte dé otras órdenes.

AMENDED PETITION TO DETERMINE PARENTAL RELATIONSHIP

PETITIONER: QIANNI TAN

RESPONDENT: SHENGDE CUI

CHILD CUSTODY & VISITATION

1. Petitioner gave birth to the children listed in item 2.

2. The children are: Christine Tan Cui, Date of Birth: 03/06/2023, Age: 2 years.

3. The court has jurisdiction over the respondent because the respondent lives in this state.

4. The action is brought in this county because the children live or is found in the county.

5. Petitioner claims respondent is the parent of the children listed in items 2 above.

6. A completed Declaration Under Uniform Child Custody Jurisdiction and Enforcement Act (Form FL-105) is attached.

7. PARENT-CHILD RELATIONSHIP: a. Petitioner;

b. Respondent is the parent of the children listed in item 2.

8. CHILD CUSTODY AND VISITATION: b. Legal custody of children to Petitioner, c. Physical custody of children to Petitioner, d. Child visitation to be granted to Respondent.

10. FEES AND COSTS OF LITIGATION: a. Attorney fees to be paid by Respondent

11. NAME CHANGE: Children's names be changed, according to Family Code section 7638, as follows: Old Name: Christine Tan Cui; New Name: Christine Muhan Tan.

12. CHILD SUPPORT: The court may make orders for support of the children and issue an earnings assignment without further notice to either party.

14. I have read the restraining order on the back of the Summons (FL-210) and I understand it applies to me when this *Petition* is filed.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 07/16/2025

Qianni Tan, /s/ Qianni Tan

DECLARATION UNDER UNIFORM CHILD CUSTODY JURISDICTION AND ENFORCEMENT ACT

PETITIONER: QIANNI TAN

RESPONDENT: SHENGDE CUI

CASE NO: 23P000966

1. I am a party to this proceeding to determine custody of a child.

3. There is 1 (one) minor child who are subject to this proceeding, as follows:

a. CHRISTINE TAN CUI, Place of Birth: Orange County, CA, Date of Birth: 03/06/2023, Sex: F, Period of Residence: 03/06/2023, Address: 19431 Rue De Valore Apt 34F, Person child lived with: Qianni Tan and Yun Tang, 19431 Rue De Valore, Relationship: Mother & Grandmother.

4. Do you have information about, or have you participated as a party or as a witness or in some other capacity in, another court case or custody or visitation proceeding, in California or elsewhere, concerning a child subject to this proceeding? No

6. Do you know of any person who is not a party to this proceeding who has physical custody or claims to have custody of or visit-

ation rights with any child in this case? No
Date: September 01, 2023
Qianni Tan, /s/ Qianni Tan

SUBSTITUTION OF ATTORNEY - CIVIL (Without Court Order)
XINGTANG (ZOE) CHU, ESQ (SBN 350831)
PREMIUM LEGAL PARTNERS, APC
16451 SCIENTIFIC WAY IRVINE, CA 92618
Superior Court of California, County of Orange, 341 The City Drive, Orange, CA 92866, Lamoreaux Justice Center.

Case Name: Qianni Tan v. Shengde Cui

Case No: 23P000966

THE COURT AND ALL PARTIES ARE NOTIFIED THAT (name): Qianni Tan makes the following substitution:

1. Former legal representative: Attorney: Maxine Ho, Esq

2. New legal representative: Attorney

a. Name: Xingtang (Zoe) Chu, Esq

b. State Bar No: 350831

c. Address: Premium Legal Partners, APC, 16451 Scientific Way, Irvine, CA 92618

d. Telephone No: (657) 225-5555

3. The party making this substitution is a petitioner.

4. I consent to this substitution: Date: 05/13/2025

Qianni Tan, /s/ Qianni Tan

5. I consent to this substitution: Date: 5/14/2025

Maxine Ho, Esq, /s/ Maxine Ho

6. I consent to this substitution: Date 05/13/2025

Xingtang (Zoe) Chu, Esq, /s/ Xingtang Chu

Orange County News
12/5,12,19,26/25 158957

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.

30-2025-01523901

TO ALL INTERESTED PERSONS: Petitioner: ELLENA SOYOUNG SOHN filed a petition with this court for a decree changing names as follows: ELLENA SOYOUNG SOHN to SOYOUNG ELLENA SON. 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
12/31/2025
1:30 p.m. D-100
REMOTE

Central Justice Center
700 W. Civic Center Dr.
West

Santa Ana, CA 92701

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

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Orange County News
Date: 11/05/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News
11/28,12/5,12,19/25-158732

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.

30-2025-01526304

TO ALL INTERESTED PERSONS: Petitioner: VU THANH Y DAO aka VU THANH Y IVANOV filed a petition with this court for a decree changing names as follows: VU THANH Y DAO aka VU THANH Y IVANOV to KATHY IVANOV. 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
01/13/2026
1:30 p.m. D-100
REMOTE

Central Justice Center
700 W. Civic Center Dr.
West

Santa Ana, CA 92701

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

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Orange County News
Date: 11/12/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News
11/28,12/5,12,19/25-158764

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.

30-2025-01528504

TO ALL INTERESTED PERSONS: Petitioner: JEANA LAURI ANDRUS DANZ filed a petition with this court for a decree changing names as follows: JEANA LAURI ANDRUS DANZ to JEANA LAURI DANZ. 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
02/3/2026
1:30 p.m. D-100
REMOTE

Central Justice Center
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 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: 12/09/25
BUYER: RYAN PHAM AND HAELEY PHAM
ORD-4498746 ORANGE COUNTY NEWS 12/12/2025-159136

Orange County News
12/12/2025-159136

lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News
Date: 11/26/2025
Judge Gassia Apkarian
Judge of the Superior Court
Orange County News
12/12,19,26/25,1/2/26-159117

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 on December 29th, 2025 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit 2010 Jeffrey DeRouse, housewares, boxes, file cabinet

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
12/12/2025-159128

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)

Escrow No. 25-17327-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: VIENGXAY SENG-DARA, 9924 GARDEN GROVE BLVD, GARDEN GROVE CA 92844

Doing Business as: ROYAL KING ELEPHANT
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: RYAN PHAM AND HAELEY PHAM, 13742 PACIFIC AVE., WESTMINSTER CA 92683

The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, INVENTORY, AND LEASE and are located at: 9924 GARDEN GROVE BLVD, GARDEN GROVE, CA 92844

The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCALID ST., #110, GARDEN GROVE, CA 92840 and the anticipated sale date is DECEMBER 31, 2025

The bulk sale is subject to California Uniform Commercial 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 ESCROW, INC., 12966 EUCALID STREET, SUITE 110, GARDEN GROVE, CA 92840 and the last date for filing claims shall be DECEMBER 30, 2025, which is the business day before the sale date specified above.

Dated: 12/09/25
BUYER: RYAN PHAM AND HAELEY PHAM
ORD-4498746 ORANGE COUNTY NEWS 12/12/2025-159136

Orange County News
12/12/2025-159136