

**NOTICE OF PETITION
TO ADMINISTER ESTATE
OF:
GRACE BELIA BOWERMAN**

CASE NO. 30-2025-01530969-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 GRACE BELIA BOWERMAN.

A PETITION FOR PROBATE has been filed by THOMAS RICHARD MCINNIS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that THOMAS RICHARD MCINNIS 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: 02/18/26 at 1:30PM in Dept. CM08 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 SHANNON N. WIEZOREK - SBN 233601

WIEZOREK & GEYE, APC

3450 E. SPRING SUITE #212

LONG BEACH CA 90806

Telephone (562) 396-5529 2/4, 2/6, 2/11/26

CNS-4009157#

ORANGE COUNTY NEWS

Orange County News

2/4,6,11/2026-160417

**NOTICE TO CREDITORS
OF BULK SALE**

(UCC Sec. 6105)

Escrow No. 16644-PM

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the seller(s), are:

A LITTLE SNACK, INC., a California corporation 1650 S. Harbor Blvd., Unit E, Anaheim, CA 92802

Doing Business as: Leasehold interest and rights to occupy premises at: (Type - Leasehold Interest Only) 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 location in California of the Chief Executive Officer of the Seller(s) is: Same as above

The name(s) and address of the buyer(s) is/are:

CHOCOLATE BASH DISNEY WAY ANAHEIM LLC, a California limited liability company

1650 S. Harbor Blvd., Unit E, Anaheim, CA 92802

The assets to be sold are described in general as: leasehold interest and leasehold improvements ONLY and are located at: 1650 S. Harbor Blvd., Unit E, Anaheim, CA 92802

The bulk sale is intended to be consummated at the office of: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 3/2/2026

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES

[If the sale 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: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 2/27/2026 which is the business day before the sale date specified above. Dated: 1/26/2026

Buyer(s): CHOCOLATE BASH DISNEY WAY ANAHEIM LLC, a California limited liability company

Rasha Albashta, Managing Member

By: Rasha Albashta, Managing Member 2/11/26

CNS-4011145#

ORANGE COUNTY NEWS

Orange County News

2/11/2026-160671

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

30-2026-01543136

TO ALL INTERESTED PERSONS: Petitioner: HU, YAN filed a petition with this court for a decree changing names as follows: HU, YAN to SY, LUAN HUAN. 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

03/18/2026

1:30 p.m. D100

REMOTE

Central Justice Center 700 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: 01/29/2026

Judge David J. Hesseltine

Judge of the Superior Court

Orange County News

2/4,11,18,25/2026-160492

T.S. No. 25-75469 APN: 231-171-07 NOTICE OF

TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST

DATED 8/15/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT

MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the

Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: GONZALO ADAME CORCOLES, A SINGLE MAN, AND DEBRA R PINEDA, A SINGLE WOMAN, JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/17/2016, as instrument No. 2016000389310, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2020000157134 AND RECORDED ON 04/08/2020 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2022000137193 AND RECORDED ON 04/11/2022 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2025000084512 AND RECORDED ON 03/18/2025, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/9/2026 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$471,136.05 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 13302 DAWN AVENUE GARDEN GROVE, CALIFORNIA 92840 Described as follows: As more fully described on said Deed of Trust A.P.N #: 231-171-07 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not 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 1-866-539-4173 or visit this internet website www.servicelinkauktion.com, using the 25-75469. 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 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 1-866-539-4173, or visit this internet website www.servicelinkauktion.com, using the 25-75469 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. Dated: 2/5/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 1-866-539-4173 www.servicelinkauktion.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for pay-

ment or any attempt to collect such obligation. EPP 46794 Pub Dates 02/11, 02/18, 02/25/2026

Orange County News

2/11,18,25/2026-160676

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

26FL000087

TO ALL INTERESTED PERSONS: Petitioner: VIOOLA SHENOUDA and SHADY ABOELKHEIR on behalf of EMILY ABOELKHEIR (MINOR), filed a petition with this court for a decree changing names as follows: EMILY ABOELKHEIR to EMILY ZAKI. 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

03/11/2026

1:30 p.m. D100

REMOTE

Lamoreaux Justice Center 341 The City Drive South

Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/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: 02/04/2026

Judge David J. Hesseltine

Judge of the Superior Court

Orange County News

2/11,18,25,3/4/2026-160767

Orange County News 2/11,18,25,3/4/2026-160741

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

30-2026-01542275

TO ALL INTERESTED PERSONS: Petitioner: ELIZABETH MAYA WORK filed a petition with this court for a decree changing names as follows: ELIZABETH MAYA WORK to ELIZABETH MAYA CHERNAYAVSKAYA WORK. 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

03/11/2026

1:30 p.m. D100

REMOTE

Central Justice Center 700 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: 02/04/2026

Judge David J. Hesseltine

Judge of the Superior Court

Orange County News

2/11,18,25,3/4/2026-160767

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 9:00 A.M., FEBRUARY 26, 2026

The City of Garden Grove Zoning Administrator will hold a Public Hearing in the Community Meeting Center, to consider the request listed below. Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

CONDITIONAL USE PERMIT NO. CUP-289-2026

A request to allow an existing eating establishment, The Boiling Crab, to operate with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit No. CUP-237-08. The site is located at 13892 Brookhurst Street in the C-2 (Community Commercial) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above, on **February 26, 2026**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: February 5, 20