

Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01540376

TO ALL INTERESTED PERSONS: Petitioner: DULCE CAROLINA PINEDA filed a petition with this court for a decree changing names as follows: DULCE CAROLINA PINEDA to DULCE CAROLINE DAVIDSON. 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
03/04/2026
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

Orange County News 1/23,30,2/6,13,20/2026-160246

03/17/2026
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Dr. West
Santa Ana, CA 92701

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Orange County News 1/23,30,2/6,13,20/2026-160060

AMENDMENT 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 DAO. 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

03/17/2026
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Dr. West
Santa Ana, CA 92701

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Orange County News 1/23,30,2/6,13,20/2026-160060

Legals-OCN

MAN AVE UNIT 2104, GARDEN GROVE, CA 92840 Assessor's Parcel No. : 936-19-165 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020285-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you

have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1020285-BF IDSPub #0292837 2/13/2026 2/20/2026 2/27/2026
Orange County News 2/13,20,27/2026-160258

NOTICE OF TRUSTEE'S SALE File No.:25-325913 A.P.N.:133-303-04 Property Address.: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 06, 2006. 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part

of said amount. The amount may be greater on the day of sale. Trustor(s): REGINA N. RYBA AND JOEL T. BIECHELE, WIFE AND HUSBAND Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on November 10, 2006 at Instrument No 2006000762014 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 2/26/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$127,058.59 (Estimated) Street Address or other common designation of real property: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 30 OF TRACT NO. 1836, IN THE CITY OF GARDENA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 53 PAGE (S) 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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. 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. NOTICE TO POTENTIAL BIDDER(S): 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(S): 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913 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. Robertson, Anschutz, Schneid and Crane, LLP Date: 1/16/2026 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304
SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKASAP.COM](http://WWW.SERVICELINKASAP.COM) FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727). The above-named trustee may be acting as a debt collector attempting to collect a

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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 DAO. 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.

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Legals-OCN

MAN AVE UNIT 2104, GARDEN GROVE, CA 92840 Assessor's Parcel No. : 936-19-165 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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

you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020285-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you

have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1020285-BF IDSPub #0292837 2/13/2026 2/20/2026 2/27/2026
Orange County News 2/13,20,27/2026-160258

NOTICE OF TRUSTEE'S SALE File No.:25-325913 A.P.N.:133-303-04 Property Address.: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 06, 2006. 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part

of said amount. The amount may be greater on the day of sale. Trustor(s): REGINA N. RYBA AND JOEL T. BIECHELE, WIFE AND HUSBAND Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on November 10, 2006 at Instrument No 2006000762014 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 2/26/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$127,058.59 (Estimated) Street Address or other common designation of real property: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 30 OF TRACT NO. 1836, IN THE CITY OF GARDENA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 53 PAGE (S) 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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. 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. NOTICE TO POTENTIAL BIDDER(S): 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

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Orange County News 1/23,30,2/6,13,20/2026-160060

AMENDMENT 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 DAO. 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

03/17/2026
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

Orange County News 1/23,30,2/6,13,20/2026-160060

Legals-OCN

MAN AVE UNIT 2104, GARDEN GROVE, CA 92840 Assessor's Parcel No. : 936-19-165 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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

you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020285-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you

have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1020285-BF IDSPub #0292837 2/13/2026 2/20/2026 2/27/2026
Orange County News 2/13,20,27/2026-160258

NOTICE OF TRUSTEE'S SALE File No.:25-325913 A.P.N.:133-303-04 Property Address.: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 06, 2006. 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part

of said amount. The amount may be greater on the day of sale. Trustor(s): REGINA N. RYBA AND JOEL T. BIECHELE, WIFE AND HUSBAND Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on November 10, 2006 at Instrument No 2006000762014 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 2/26/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$127,058.59 (Estimated) Street Address or other common designation of real property: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 30 OF TRACT NO. 1836, IN THE CITY OF GARDENA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 53 PAGE (S) 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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. 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. NOTICE TO POTENTIAL BIDDER(S): 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(S): 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case

debt. Any information ob-
tained may be used for
that purpose. CA DPF
Debt Collection License #
11461-99; NMLS ID
2591653. To the extent
your original obligation
was discharged or is sub-
ject to an automatic stay of
bankruptcy under Title 11
of the United States Code,
this notice is for compli-
ance and/or informational
purposes only and does
not constitute an attempt
to collect a debt or to im-
pose personal liability for
such obligation. However,
a secured party retains
rights under its security in-
strument, including the
right to foreclose its lien.
A-4863113 02/06/2026,
02/13/2026, 02/20/2026

Orange County News
2/6,13,20/2026-160589

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000068**

TO ALL INTERESTED
PERSONS: Petitioner:
JAYME LYNN WOLF
GURZI filed a petition with
this court for a decree
changing names as fol-
lows: JAYME LYNN
WOLF GURZI to JAYME
LYNN WOLF. 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
03/13/2026
8:45 a.m. L53
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 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: 01/27/2026
Judge Eric J. Wersching
Judge of the Superior
Court

Orange County News
2/6,13,20,27/2026-160605

**NOTICE TO CREDITORS
OF BULK SALE
(Division 6 of the Commer-
cial Code)**

Escrow No. 043836-ST
(1) Notice is hereby given
to creditors of the within
named Seller(s) that a bulk
sale is about to be made
on personal property here-
inafter described.

(2) The name and busi-
ness addresses of the
seller are:

Quick Ship, Inc, 1038 E
Bastanchury Rd, Fullerton,
CA 92835
(3) The location in Califor-
nia of the chief executive
office of the Seller is:
1038 E Bastanchury Rd,
Fullerton, CA 92835
(4) The names and busi-
ness address of the
Buyer(s) are:

Skaymas LLC, 1108 S
Country Glen Way, Ana-
heim, CA 92808.
(5) The location and gen-
eral description of the as-
sets to be sold are all
stock in trade, furniture,
fixtures and equipment,
intangible assets and good-

will of that certain busi-
ness located at: 1038 E
Bastanchury Rd, Fullerton,
CA 92835
(6) The business name
used by the seller(s) at
that location is: The UPS
Store #1706
(7) The anticipated date of
the bulk sale is 3/4/26 at
the office of All Brokers
Escrow Inc., 2918 W.
Magnolia Blvd. #100 Burb-
ank, CA 91505, Escrow
No. 043836-ST, Escrow
Officer: Stephanie Toth.
(8) Claims may be filed
with Same as "7" above.
(9) The last date for filing
claims is 3/3/26.
(10) This Bulk Sale is sub-
ject to Section 6106.2 of
the Uniform Commercial
Code.
(11) As listed by the Seller,
all other business names
and addresses used by
the Seller within three
years before the date such
list was sent or delivered
to the Buyer are: NONE
Dated: February 5, 2026

Transferees:
Skaymas LLC, a Califor-
nia Limited Liability Com-
pany
By: Sarah Kay Wadi,
Member
TRANSFERORS:
Quick Ship, Inc, a Califor-
nia Corporation
By: Henry Chang, Chief
Executive Officer
2/13/26

**CNS-4011514#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160693

**NOTICE OF PUBLIC
SALE OF PERSONAL
PROPERTY**

Notice is hereby given that
on March 4th, 2026,Extra
Space Storage will sell at
public auction, to satisfy
the lien of the owner, per-
sonal property described
below belonging to those
individuals listed below at
the following locations:
**1761 W Katella Ave
Anaheim CA, 92804
714.922.3019
11:00 AM**
vincent mandrell
Hector Medellin
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.
2/13/26

**CNS-4011889#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160719

**NOTICE OF PUBLIC
SALE OF
PERSONAL PROPERTY**

Notice is hereby given that
on March 4, 2026,Extra
Space Storage will sell at
public auction, to satisfy
the lien of the owner, per-
sonal property described
below belonging to those
individuals listed below at
the following locations:
**480 W Crowther Ave
Placentia CA 92870
714.524.7552
11:00am**
Josh Banuelos
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.
2/13/26

**CNS-4012343#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160778

**NOTICE OF PETITION
TO ADMINISTER ES-
TATE OF
JACQUELINE PHUONG
THY PHAN**

**CASE NO. 30-2026-
01544984-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: JACQUELINE
PHUONG THY PHAN
A PETITION FOR PRO-
BATE has been filed by
TRAN HUYEN TRAN in
the Superior Court of Cali-
fornia, County of Orange.
THE PETITION FOR
PROBATE requests that
TRAN HUYEN TRAN 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 with full au-
thority . (This authority will
allow the personal repres-
entative to take many ac-
tions without obtaining
court approval. Before tak-
ing certain very important
actions, however, the per-
sonal representative will
be required to give notice
to interested persons un-
less they have waived no-
tice or consented to the
proposed action.) The in-
dependent administration
authority will be granted
unless an interested per-
son files an objection to
the petition and shows
good cause why the court
should not grant the au-
thority.
A HEARING on the peti-
tion will be held on
04/09/2026 at 1:30 PM in
Dept. CM07 located at
3390 HARBOR BLVD
COSTA MESA CA 92626
COSTA MESA JUSTICE
CENTER.
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 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 represen-
tative 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 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 (DE-
154) of the filing of an in-
ventory and appraisal of
estate assets or of any peti-
tion or account as provided
in Probate Code section
1250. A Request for Special
Notice form is available
from the court clerk.
Attorney for Petitioner:
Christine Anne Chung,
Esq. (SBN: 252605)

Orange County News
**2/13,20,27,3/6/2026-
160804**

Law Offices of Christine
Chung
2522 Chambers Road,
Suite 113
Tustin, CA 92780
Telephone: (949) 529-
1480
2/13, 2/18, 2/20/26
**CNS-4012298#
ORANGE COUNTY
NEWS
Orange County News**
2/13,18,20/2026-160785

**NOTICE OF PUBLIC
SALE OF PERSONAL
PROPERTY**

Notice is hereby given that
on **March 04th, 2026**; Ex-
tra Space Storage will sell
at public auction, to satis-
fy the lien of the owner,
personal property de-
scribed below belonging to
those individuals listed be-
low at the following loca-
tions:
**1705 S State College
Blvd
Anaheim, Ca 92806
(714) 308-1789
2:00 PM**
Ashley Lindsey
Isabel Lara
Karelyn Bordoos
Tjeren Bradstreet
Patricia Martinez
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.
2/13/26

**CNS-4010053#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160554

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000126**

TO ALL INTERESTED
PERSONS: Petitioner:
RICHARD PARK AND
SELLRA BAE on behalf of
TATE PARK, a minor, filed
a petition with this court
for a decree changing names
as follows: TATE PARK to
TATE BAE-PARK. 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
05/18/2026
8:30 a.m. L74
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 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: 02/09/2026
Judge Eric J. Wersching
Judge of the Superior
Court

Orange County News
**2/13,20,27,3/6/2026-
160804**

**STORAGE TREASURES
AUCTION**
Extra Space Storage, on
behalf of itself or its affil-
iates, Life Storage or Stor-
age 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
March 3, 2026
11:00 AM**

mark Torrocha
Caryn Coats
Anthony Hamilton
Brandon Baleanu
Ryan Harper
Luis Arvizu
Veronica Stiles
John Vo
Abbie William Jr MC Mur-
ren
Abel Madrid
Derek Earl Smith
Amy Marino
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.
2/13/26

**CNS-4009179#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160418

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000031**

TO ALL INTERESTED
PERSONS: Petitioner:
NATALIE HURTADO and
GUSTAVO BAUTISTA
AGUILAR on behalf of
NICHOLAS REYNOSO
and BENJAMIN GUST-
AVO REYNOSO, minors,
filed a petition with this
court for a decree chang-
ing names as follows:
NICHOLAS REYNOSO to
NICHOLAS AGUILAR and
BENJAMIN GUSTAVO
REYNOSO to BENJAMIN
GUSTAVO AGUILAR.
THE COURT ORDERS
that all persons interest-
ed in this matter appear
before this court at the hear-
ing indicated below to
show cause, if any, why
the petition for change of
name should not be grant-
ed. Any person objecting
to the name changes de-
scribed above must file a
written objection that in-
cludes the reasons for the
objection at least two court
days before the matter is
scheduled to be heard and
must appear at the hear-
ing to show cause why the
petition should not be
granted. If no written ob-
jection is timely filed, the
court may grant the peti-
tion without a hearing.

NOTICE OF HEARING
05/04/2026
8:30 a.m. L74
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 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: 01/14/2026
Judge Eric J. Wersching
Judge of the Superior
Court

Orange County News
**2/13,20,27,3/6/2026-
160810**

**NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
CECIL AZAR LOTIEF
CASE NO. 30-2025-
01528533-PR-PL-CM**

To all heirs, beneficiaries,
creditors, contingent cred-
itors, and persons who
may otherwise be inter-
ested in the will or estate,
or both, of CECIL AZAR
LOTIEF.

A PETITION FOR PRO-
BATE has been filed by
MICHAEL P. LOTIEF in
the Superior Court of Cali-
fornia, County of Orange.
THE PETITION FOR
PROBATE requests that
MICHAEL P. LOTIEF be
appointed as personal rep-
resentative to administer
the estate of the decedent.
THE PETITION requests
the decedent's will and co-
dicils, 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 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 representat-
ive will be required to give
notice to interested per-
sons unless they have
waived notice or consent-
ed 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

**APRIL 16, 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 represen-
tative 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 statutes
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-

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

Attorney for Petitioner: 223
BENDEL ROAD, LAFAY-
ETTE, LA 70503; TEL:
337-654-6918
Orange County News
2/13,20,27/26-160841

1994-BOGIE
HULL: HMSC0396D494
STATE: UN CF#: NONE
AT: 18881 GOTHARD ST
HUNTINGTON BEACH,
CA 92648
ON: 02/26/2026 AT: 10:00
AM
2/13/26
**CNS-4012142#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160734

**NOTICE TO CREDITORS
OF BULK SALE AND OF
INTENTION TO TRANS-
FER ALCOHOLIC
BEVERAGE LICENSE
(U.C.C. 6105 et seq. and
B & P 24073 et seq.)**

Escrow No: 00036843TT
Notice is hereby given that
a bulk sale of assets and a
transfer of alcoholic bever-
age license is about to be
made. The names and ad-
dresses of the Seller/Li-
censee are:

Thu Thao Thi Tran 10544-
46 Westminster Avenue,
Garden Grove, CA 92843
The business is known as:
Can Tho Quan
The names and ad-
dresses of the
Buyer/Transferee are:
David Diep & Company,
LLC, a California Limited
Liability Company 10544-
46 Westminster Avenue,
Garden Grove, CA 92843
As listed by the Seller/Li-
censee, all other business
names and addresses
used by the Seller/Li-
censee within three years
before the date such list
was sent or delivered to
the Buyer/Transferee are:
(if none, so state.) NONE
The assets to be sold are
described in general as:
A BUSINESS INCLUD-
ING FURNITURE, FIX-
TURES AND EQUIP-
MENT, GOODWILL,
TRADENAME, LEASE
AND LEASEHOLD IM-
PROVEMENTS
and are located at: 10544-
46 Westminster Avenue,
Garden Grove, CA 92843

The kind of license to be
transferred is: 41-ON-
SALE BEER AND WINE-
EATING PLACE now is-
sued for the premises lo-
cated at:10544-46 West-
minster Avenue, Garden
Grove, CA 92843
The anticipated date of the
sale/transfer is UPON
ABC TRANSFER AP-
PROVAL (ESTIMATED
03/31/2026) at the office of
Apex Escrow, Inc. 15440
Beach Blvd. #131, West-
minster, CA 92683,
The amount of the pur-
chase price or considera-
tion in connection with the
transfer of the license and
business is the sum of
\$40,000.00, which con-
sists of the following:

DESCRIPTION AMOUNT
CASH \$40,000.00
It has been agreed
between the Seller/Li-
censee and the intended
Buyer/Transferee, as re-
quired by Sec. 24073 of
the Business and Profes-
sions Code, that the con-
sideration for the transfer
of the business and li-
cense is to be paid only
after the transfer has been
approved by the Depart-
ment of Alcoholic Bever-
age Control.

Dated: 01/14/2026
David Diep & Company,
LLC, a California Limited
Liability Company
/S/ By: David Tin Diep,
Manager/Member
/S/ Thu Thao Thi Tran
2/13/26
**CNS-4011890#
ORANGE COUNTY
NEWS
Orange County News**
2/13/2026-160720

Orange County News
2/13/2026-160720