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Schedule Soon & Save Up to \$2000!



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\$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 \$0.01. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime 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 \$0.01. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime 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.
30-2026-01543136
TO ALL INTERESTED
PERSONS: Petitioner: HU,
YAN filed a petition with
this court for a decree
changing names as fol-
lows: HU, YAN to SY, LU-
AN HUYAN. THE COURT
ORDERS that all persons
interested in this matter
appear before this court at
the hearing indicated be-
low to show cause, if any,

Legals-OCN
why the petition for change
of name should not be
granted. Any person ob-
jecting to the name
changes described above
must file a written objection
that includes the reasons
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
03/18/2026

Legals-OCN
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 pub-
lished at least once each
week for four successive
weeks before the date set
for hearing on the petition
in the following newspa-

Legals-OCN
per 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 UN-
DER A DEED OF TRUST
DATED 8/15/2016. UN-
LESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-

Legals-OCN
LIC 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 as-
sociation, or savings bank
specified in Section 5102
of the Financial Code and
authorized to do business
in this state will be held by

Legals-OCN
the duly appointed trustee
as shown below, of all
right, title, and interest
conveyed to and now held
by the trustee in the here-
inafter described property
under and pursuant to a
Deed of Trust described
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or encum-
brances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with inter-
est and late charges
thereon, as provided in the
note(s), advances, under

Legals-OCN
the terms of the Deed of
Trust, interest thereon,
fees, charges and ex-
penses of the Trustee for
the total amount (at the
time of the initial publica-
tion 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 COR-
COLES, A SINGLE MAN,
AND DEBRA R PINEDA,
A SINGLE WOMAN
JOINT TENANTS Duly Ap-
pointed Trustee: ZBS
LAW, LLP Deed of Trust
recorded 8/17/2016, as
in stru men t N o .

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 common designation of real property: \$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 450Irvine, 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 consti-

tute a demand for payment 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: VIO-OLA 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

05/04/2026
1:30 p.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 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 Eric J. Wersching
Judge of the Superior Court

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

**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 creditors, and persons who may otherwise be interested in the will or estate, or both, of: JACQUELINE PHUONG THY PHAN A PETITION FOR PROBATE has been filed by TRAN HUYEN TRAN in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that TRAN HUYEN TRAN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the

estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on 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 California - County of Orange (occurs.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 (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: Christine Anne Chung, Esq. (SBN: 252605) 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

**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 CHERNYAVSKAYA WORK. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause why the petition should not be granted.

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 (occurs.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.

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

**NOTICE TO CREDITORS
OF BULK SALE**

(UCC Sec. 6105)

Escrow No. 26-39373-JY

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: SIIN TE, 7520 E. CHAPMAN AVE., STE. C, ORANGE CA, 92867-8523

Doing Business as: SPRINKLES DONUTS

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: OR-

ANGE SUNRISE DONUTS AND BAGELS, LLC, 7520 E. CHAPMAN AVE., STE. C, ORANGE CA, 92867-8523

The assets to be sold are

described in general as:

FURNITURES, FIX-

TURES, EQUIPMENTS,

TOOLS, TRADENAME,

GOODWILL, LEASE-

LEASEHOLD INTEREST,

LEASEHOLD IMPROVE-

MENTS, ALL TRANSFER-

ABLE PERMITS, LI-

CENSES AND INVENT-

ORY OF STOCK IN

TRADE and are located at:

7520 E. CHAPMAN AVE.,

STE. C, ORANGE CA,

92867-8523

(3) The location in Califor-

nia of the chief executive

office of the Seller is:

Same as above

(4) The names and busi-

ness address of the Bu-

yer(s) are:

ZAMBRANO ACQUISI-

TIONS LLC, 1201 EUCLID ST B, FULLERTON,

CA 92832

(5) The location and gen-

eral description of the as-

sets to be sold are FUR-

NITURE, FIXTURES AND

EQUIPMENT, GOOD-

WILL, LEASE, LEASE-

HOLD IMPROVE-

MENTS, COVENANT NOT TO

COMPETE of that certain

business located at: 1201

EUCLID ST B, FULLERTON,

CA 92832

(6) The business name

used by the seller(s) at

that location is: HOLDAAK

(7) The anticipated date of

the bulk sale is 03/06/26 at

the office of UNITY ES-

CROW, INC., 3600

WILSHIRE BLVD., SUITE

900 LOS ANGELES, CA

90010, Escrow No.

890226-SJ, Escrow Of-

ficer: STACEY LEE.

(8) Claims may be filed

with Same as "7" above.

(9) The last date for filing

claims is 03/05/26.

(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 4,

2026

Transferees:

ZAMBRANO ACQUISI-

TIONS LLC, a California

Limited Liability Company

By: S/NICHOLAS A ZAM-

BRANO, MANAGING

MEMBER

2/18/26

CNS-4012445#

ORANGE COUNTY

NEWS

OCN 2/18/2026-160792

to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale date is MARCH 6, 2026

The bulk sale is subject to California Uniform Com-

mercial Code Section

6106.2.

[If the sale is subject to

Sec. 6106.2, the following

information must be

provided.] The name and

address of the person with

whom claims may be filed

is: TEAM ESCROW INC,

30 CORPORATE PARK,