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Legals-OCN
NOTICE OF TRUSTEE'S SALE T.S. No. 25-00747-RM-CA Title No. RTSG2503-CA-3920342 APN. 399-162-08 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/12/2007. 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 10 the highest bidder for cash, cashier's check(s) drawn on a state or national bank

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must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title,

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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: Cecelia Watson, an unmarried woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 02/16/2007 as Instrument No. 2007000104264 (or Book,

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Page) of the Official Records of Orange County, California. Date of Sale: 04/02/2026 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: \$752,713.50 Street Address or other common designation of real property: 13321 Siemon Avenue, Garden Grove, CA 92843 A.P.N.: 399-162-08 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, dir-

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ections 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are

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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

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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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-00747-RM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet 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 a "representative of all eligible tenant buyers" you may be able to purchase the property if you match 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-00747-RM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/11/2026 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4865965 02/25/2026, 03/04/2026, 03/11/2026

Orange County News 2/25,3/4,11/2026-160886

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01548003

TO ALL INTERESTED PERSONS: Petitioner: UN JOO YUN filed a petition with this court for a decree changing names as follows: UN JOO YUN to ANDREW JOO YUN. 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 04/02/2026 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: 02/19/2026 Judge David J. Hesselstine Judge of the Superior Court

Orange County News 2/25,3/4,11,18/2026-161093

T.S. No. 142303-CA APN: 131-612-22 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/23/2006. 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 ON 4/30/2026 AT 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/29/2006 as Instrument No. 2006000651627 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: RUTH E. WHITE, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7128 MARSHALL WAY, STANTON, CA 90680 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total

amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$363,630.92 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps

to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News 3/11,18,25/2026-161174

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)

Escrow No: 00036859TT Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the Seller are: N'THYTHU, LLC, a California Limited Liability Company 1019 N. Magnolia Avenue #B, Anaheim, CA 92801 The location in California of the chief executive office of the seller is: (If "same as above", so state) SAME AS ABOVE 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: (If "none", so state.) MIMOSA SPA 2326 W. Chapman Ave, Orange, CA 92868 The names and business addresses of the buyer are: Thao Phuong Chiem and Tien Duong Thuy Dang 1019 N. Magnolia Avenue #B, Anaheim, CA 92801 The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE-NAME, INVENTORY, LEASE AND LEASE-HOLD IMPROVEMENTS and are located at: 1019 N. Magnolia Avenue #B, Anaheim, CA 92801 The business name used by the seller at that location is: Pho Akaushi and also known as Kajun Pier The anticipated date of the sale/transfer is 03/27/2026 at the office of Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is Terry Tran. Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 and the last date for filing claims shall be 03/26/2026 which is the business day before the sale date specified above. Dated: 02/27/2026 /S/ Thao Phuong Chiem /S/ Tien Duong Thuy Dang 3/11/26 **CNS-4019665#** **ORANGE COUNTY NEWS** **Orange County News 3/11/2026-161470**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01545976-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ISABELLE IRENE RAMIREZ filed a petition with this court for a decree changing names as follows: ISABELLE IRENE RAMIREZ to ISABELLE IRENE CANUL. 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 04/07/2026 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: 02/10/2026 Judge of the Superior Court **Orange County News 2/18,25,3/4,11/2026-160931**

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Health and Safety Code, Section 18037.5 and California Commercial Code, Section 9610 that the following described property will be sold at Public Auction to the highest bidder for a cashier's check made payable to POCINO LLC (payable at time of sale) on April 1, 2026 at 3:00 p.m. by POCINO LLC (Secured Creditor), at the following location: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER 300 E. CHAPMAN AVENUE ORANGE, CA 92866 Said sale to be without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as-is, where-is" basis. The property which will be sold is described as follows: Manufactured Home: 2000 CHAMPION HOME BUILDERS SOUTHWOOD Decal Number: LBC4873 Serial Numbers: 090152512382B 090152512382A The current location of the subject property is: 2191 Harbor Blvd., Space 27, Costa Mesa, CA 92627. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount of the unpaid balance of the obligation, secured by the property to be

sold including estimated costs, expenses, and advances as of the date of this Notice of Public Sale is \$56,669.96. You can redeem the property at any time before we sell it by paying us the full amount you owe (not just the past due payments), including our expenses. The amount owed is currently estimated to be approximately \$56,669.96. To learn the exact amount you must pay, call us at (949) 598-5800. If you want us to explain to you in writing how we have figured the amount that you owe us, you may call us at (949) 598-5800 or write us at the address listed above and request a written explanation. We will charge you \$75.00 for the explanation if we sent you another written explanation of the amount you owe within the last six months. If you need more information about the sale you may call or write to us. Dated: March 4, 2026 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Secured Creditor Pocino LLC (TS# 2726-005 SDI-36688)

Orange County News 3/11,18/2026-161485

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01551457

TO ALL INTERESTED PERSONS: Petitioner: HERMANN KAM-MAN CHIU filed a petition with this court for a decree changing names as follows: HERMANN KAM-MAN CHIU to HERMANN SERNG GEE CHIU. 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 04/23/2026 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: 03/04/2026 Judge David J. Hesselstine Judge of the Superior Court **Orange County News 3/11,18,25,4/1/2026-161497**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. L- 042110-JB (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 hereinafter described. (2) The name and business addresses of the seller are: KYOUNG-SOOK SEO, 9580 GARDEN GROVE BLVD,

GARDEN GROVE, CA 92844 (3) The location in California of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: EUNSEON MURJANI, 2334 CAMINO RECONDITO FULLERTON CA 92833 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURE, EQUIPMENT, TRADE-NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 9580 GARDEN GROVE BLVD, GARDEN GROVE, CA (6) The business name used by the seller(s) at said location is: BAKERY VILLAGE PLACE (7) The anticipated date of the bulk sale is MARCH 27, 2026, at the office of TOWER ESCROW INC, 3400 W. OLYMPIC BLVD, #201, LOS ANGELES, CA 90019, Escrow No. L-042110-JB, Escrow Officer: JULIE BAHANG (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: MARCH 26, 2026 (10) This Bulk Sale is subject 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: MARCH 3, 2026 TRANSFEREES: EUNSEON MURJANI ORD-5092668 ORANGE COUNTY NEWS 3/11/26 **Orange County News 3/11/2026-161556**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01551493

TO ALL INTERESTED PERSONS: Petitioner: GEORGE RIVERA JR. filed a petition with this court for a decree changing names as follows: GEORGE RIVERA JR. to GEORGE MARINO. 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 05/05/2026 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: 03/04/2026 Judge David J. Hesselstine Judge of the Superior Court **Orange County News 3/11,18,25,4/1/2026-161590**