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**Legals-OCN**  
NOTICE OF TRUSTEE'S SALE TS No. CA-25-1028598-AB Order No.: FIN-25018384 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/7/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-

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TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and

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authorized to do business in this state, will be held by duly appointed trustee. 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

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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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Phuoc Hua Nguyen and Nancy Le, husband and wife and David Luu and Cindy Le, husband and wife and Ri Thi Vo, an unmarried woman, all as joint tenants Recorded: 4/11/2022 as Instrument No. 2022000138065 of Official

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Records in the office of the Recorder of ORANGE County, California; Date of Sale: 5/27/2026 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$669,567.79 The purported property address is: 8592 AMY AVENUE, GARDEN GROVE, CA 92841 Assessor's Parcel No.: 215-042-09 All bidders, at the date, time, and place of the sched-

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uled 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

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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-25-1028598-AB. 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 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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1028598-AB 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 POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code,

use file number CA-25-1028598-AB 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-25-1028598-AB IDSPub #0314348 5/1/2026 5/8/2026 5/15/2026 **Orange County News 5/1,8,15/2026-162693**

**SUMMONS (FAMILY LAW) (CITACION)**  
Derecho familiar)  
**CASE NUMBER**  
(Numero del Caso)  
**24D003731**  
**NOTICE TO RESPONDENT:**  
(Aviso al Demandado):  
**ZIKANG LI**  
**YOU ARE BEING SUED**  
**PETITIONER'S NAME IS:**  
(Nombre del demandante):  
**CHRISTINE LEE**  
NOTICE! You have been sued. Read the information below.  
You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center ([www.courts.ca.gov/self-help/](http://www.courts.ca.gov/self-help/)), at the California Legal Services website ([www.lawhelpca.org](http://www.lawhelpca.org)), or by contacting your local county bar association. **NOTICE-RESTRICAINING ORDERS ARE ON PAGE**

2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. **FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. **AVISO! Lo han demandado.** Lea la informacion a continuacion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en el sitio web de los Servicios Legales de California ([www.lawhelpca.org](http://www.lawhelpca.org)) o Poniendose en contacto con el colegio de abogados de su condado. **AVISO-LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2:** Las ordenes de restricción estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo de la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. **EXENCION DE CUOTOS:** Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y dirección de la corte es): Lamoreaux Justice Center, 341 The City Drive, PO BOX 14710, Orange, CA 92868. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): DENISE TREVINO 207245; TREVINO LAW, INC., 23121 VERDUGO DRIVE, SUITE 200, LAGUNA HILLS, CA 92653. TEL: 949-716-2102. Date: 11/10/2025 DAVID H. YAMASAKI, Clerk of the Court Clerk, by (Secretario): T. Hernandez Deputy (Adjunto) **STANDARD FAMILY LAW RESTRICAINING ORDERS** Starting immediately, you and your spouse or domestic partner are restrained from:  
1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;  
2. cashing, borrowing against, canceling, transferring, disposing of, or

changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;  
3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and  
4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.  
You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs. **ORDENES DE RESTRICCIÓN ESTÁNDAR DE DERECHO FAMILIAR** En forma inmediata, usted y su cónyuge o pareja de hecho tienen prohibido:  
1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de repuesto para los hijos menores, sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte;  
2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);  
3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y  
4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe presentar ante la corte un aviso del cambio y hacer una entrega legal de dicho aviso a la otra parte. Cada parte tiene que notificar a la otra sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, y rendir cuenta a la corte de todos los gastos extraordinarios realizados después de que estas ordenes de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte. **NOTICE—ACCESS TO AFFORDABLE HEALTH INSURANCE:** Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit [www.coveredca.com](http://www.coveredca.com). Or call Covered California at 1-800-300-1506. **AVISO—ACCESO A SEGURO DE SALUD MÁS ECONÓMICO:** ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite [www.coveredca.com](http://www.coveredca.com). O llame a Covered California al 1-800-300-0213. **WARNING—IMPORTANT INFORMATION** California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property. **ADVERTENCIA—INFORMACIÓN IMPORTANTE** De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con

un abogado. **Orange County News 5/1,8,15,22/2026-153336**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20256737115**  
**QUEST BARBER STUDIO** located at: 6887 KATELLA AVE, SUITE #123, CYPRESS, CA 90630. County: Orange. This is a New Statement. Registrant/s: ERIK MANUEL RAMIREZ, 6887 KATELLA AVE, SUITE 123, CYPRESS, CA 90630. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ ERIK RAMIREZ. I declare that all information in this statement is true and correct. (A registrant who declares as true information that location is: BUN WORLD. (7) The anticipated date of the bulk sale is 05/27/26 at the office of Sincere Escrow, 935 S. San Gabriel Blvd. San Gabriel, CA 91776, Escrow No. 016358-MC, Escrow Officer: MARGARET CHIU. (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is 05/26/26. (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: APRIL 30, 2026 Transferees: S/ HAI ZHAO 5/8/26 **CNS-4040506#** **ORANGE COUNTY**

**NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)**  
Escrow No. 7757-BULK **NOTICE IS HEREBY GIVEN** that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:  
Cypress Thai Management Group, Inc 9195 Valley View Street Cypress, CA 90630-5803 Doing Business as: Thai BBQ & Noodles Restaurant  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE  
The location in California of the Chief Executive Officer of the Seller(s) is: SAME AS ABOVE  
The name(s) and address of the Buyer(s) is/are: Jumba Thai Eatery LLC 1302 S Kings Court Dr Anaheim, CA 92804-4632  
The assets being sold are described in general as: FURNITURE, FIXTURES & EQUIPMENTS, INVENTORY, GOODWILL, LEASEHOLD AND IMPROVEMENT AND COVENANT NO ? ? ? ?MPLETE and are located at: 9195 Valley View Street Cypress, CA 90630-5803  
The bulk sale is intended to be consummated at the office of: Annexe Escrow, 1717 W. Orangewood Ave., Suite C, Orange, CA 92868 and the anticipated sale date is May 27, 2026  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES  
[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: Annexe Escrow, 1717 W. Orangewood Ave., Suite C, Orange, CA 92868 and the last date for filing claims shall be May 26, 2026, which is the business day before the sale date specified above. Dated: 4/30/26  
Buyer(s)  
Jumba Thai Eatery LLC  
By: Sakaokarn Funchain, Managing Member 5/8/26 **CNS-4039582#** **ORANGE COUNTY NEWS** **Orange County News 5/8/2026-163199**

**NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)**  
Escrow No. 016358-MC (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 business addresses of the seller are:  
LU FANG, 1071 N. TUSTIN AVENUE, #107, ANAHEIM, CA 92807  
(3) The location in California of the chief executive office of the Seller is: SAME  
(4) The names and business address of the Buyer(s) are:  
HAI ZHAO, 1071 N. TUSTIN AVENUE, #107, ANAHEIM, CA 92807  
(5) The location and general description of the assets to be sold are: FURNITURE, EQUIPMENT, LEASEHOLD IMPROVEMENT AND GOODWILL of that certain business located at: 1071 N. TUSTIN AVENUE, #107, ANAHEIM, CA 92807  
(6) The business name used by the seller(s) at that location is: BUN WORLD.  
(7) The anticipated date of the bulk sale is 05/27/26 at the office of Sincere Escrow, 935 S. San Gabriel Blvd. San Gabriel, CA 91776, Escrow No. 016358-MC, Escrow Officer: MARGARET CHIU.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 05/26/26.  
(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: APRIL 30, 2026 Transferees: S/ HAI ZHAO 5/8/26 **CNS-4040506#** **ORANGE COUNTY**

**NEWS**  
**Orange County News 5/8/2026-163309**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 12321 Western Avenue Garden Grove, CA 92841 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on May 26th, 2026 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.  
Unit 2231, Karin Qadri, Furniture, boxes, lamp  
Unit 2374, Jose Jesus Campos, bicycles, dolly, small appliances  
Unit 2457, Michael Alfonso Trujillo, tv, boxes, artwork  
Unit 1279, Viet Ngoc An Phung, bicycle, electronics, appliances  
Unit 2056, Cara Marie Ferragamo, tool box, bed, luggage  
Unit 1022, Brian Michael Kirchoff, electronics, shoes, ice chest  
Unit 1146, Johanna Alvarez Leon, bicycle, furniture, helmet  
Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until winning bidder takes possession of the personal property. Please contact the property with any questions at (657)250-0210. **Orange County News 5/8/2026-163229**

# CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

# (310) 329-6351