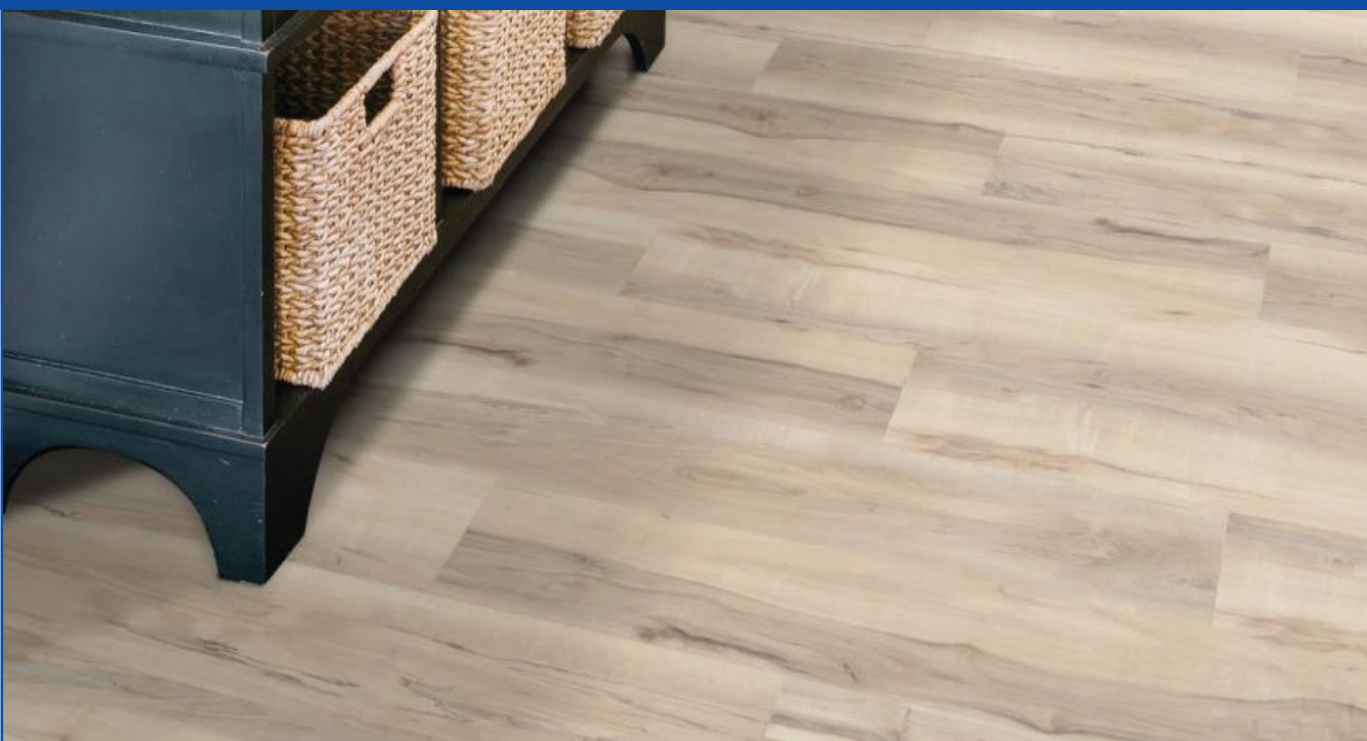


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NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN:DO1 OTHER: 2600608 FILE:8092 JLP A.P. NUMBER 098-041-77 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED October 23, 2025, 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. NOTICE is hereby given that LENDERS T.D. SERVICE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by TU QUOC DO, A SINGLE MAN Recorded on 10/30/2025 as Instrument No. 2025000298206 in Book Page of Official records in the office of the County Recorder of ORANGE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 03/18/2026 in Book, Page, as Instrument No. 2026000078778 of said Official Records, WILL SELL ON 07/23/2026 at THE MAIN (NORTH) ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 at 12:00 NOON AT PUBLIC AUCTION TO THE HIGHEST

Legals-OCN

BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 herein-after described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 9382 LUDERS AVENUE, GARDEN GROVE, CA 92844 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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: \$347,601.92 In addition to cash, the Trustee will accept a 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by

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said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 informa-

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tion 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 800-605-2445 for information regarding the trustee's sale or visit this Internet Web site: www.servicelinkasap.com for information regarding the sale of this property, using the file number assigned to this case. 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 bidder", 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 800-605-2445 for information regarding the trustee's sale, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned to this case to find the date on which the trustee's sale

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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 qualify as an "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 06/21/2026 LENDERS T.D. SERVICE, INC., as said Trustee 2913 EL CAMINO REAL #561 TUSTIN, CA 92782 (949)855-1945 By: JEFFREY L. PRATHER PRESIDENT A-4878633 07/01/2026, 07/08/2026, 07/15/2026

**Orange County News
7/1,8,15/2026-164696**

NOTICE OF TRUSTEE'S SALE TS No. CA-26-1048597-BF Order No.: 92743583 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/4/2006. 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, 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

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federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and 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 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): JAMES MICHAEL BOUCHER AND SUSAN ELIZABETH BOUCHER, HUSBAND AND WIFE, AS JOINT TENANTS Recorded: 11/9/2006 as Instrument No. 2006000757591 and modified as per Modification Agreement recorded 5/3/2018 as Instrument No. 2018000161448 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 8/3/2026 at 09:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$86,609.51 The purported property address is: 11782 JOHN AVE, GARDEN GROVE, CA 92840-3636

Legals-OCN

Assessor's Parcel No.: 090-396-15 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 800-280-2832 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-26-1048597-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 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 866-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-26-1048597-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 POST-SALE OVERBIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-26-1048597-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 866-645-7711 For NON SALE information only Sale Line: 800-280-2832 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-26-1048597-BF IDSPUB #0315619 7/8/2026 7/15/2026 7/22/2026
Orange County News 7/8,15,22/2026-164713

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD ALBERT WHITE, JR.
CASE NO. 30-2026-01578552-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: RICHARD ALBERT WHITE, JR. A Petition for Probate has been filed by ALBERT HARNOIS, JR. in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ALBERT HARNOIS, JR. 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. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 8/19/2026 at 1:30 PM in Dept. CM08 located at 3390 Harbor Blvd., Costa Mesa, CA 92626-1554, Costa Mesa Justice Complex. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you

have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: ELENA DIETRICH, 7676 HAZARD CENTER DRIVE, SUITE 900B, SAN DIEGO, CA 92108, Telephone: (619) 231-1422 7/1, 7/3, 7/8/26
CNS-4055648#
ORANGE COUNTY NEWS
Orange County News 7/1,3,8/2026-164735

T.S. No. 26-78377 APN: 099-292-22 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/12/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest 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: ROBERT TRAVELLE PASS, A SINGLE MAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 11/17/2025, as Instrument No. 2025000317116, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/22/2026 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$813,099.25 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: 13372 JESSICA DRIVE GARDEN GROVE, CALIFORNIA 92843 Described as follows: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST.A.P.N #: 099-292-22 The undersigned Trustee disclaims any liability for any incorrectness of the 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. IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10)-(11), you may be required to provide

evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 26-78377. 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 26-78377 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: 6/24/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 48406 Pub Dates 07/01, 07/08, 07/15/2026
Orange County News 7/1,8,15/2026-164748

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

SCOT MURPHY CASE NO. 30-2026-01577868-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SCOT MURPHY. A PETITION FOR PROBATE has been filed by REBECCA MCDUGALL in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that REBECCA MCDUGALL be appointed as personal representative to administer the estate of the decedent. The PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on **AUGUST 26, 2026 1:30PM Dept: CM08 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 California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code

section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: REBECCA MCDUGALL, 5437 E MAPLE CREEK RD, FRANKLIN, ID 83237. TEL: 559-853-8113.
Orange County News 7/8,15,22/2026-164953
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.
10741 Dale Ave Stanton, CA 90680 July 21, 2026 11:30 AM
Erica Mejia
Inge Valdez
Brooke Hardy
Emily Whitcomb
Floyd St. Cyr
Adam Goins
Luis Diaz
Julieann Molina
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
7/8/26
CNS-4056772#
ORANGE COUNTY NEWS
Orange County News 7/8/2026-164887
NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 002531-AY
(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:
The Cottages at Artesia LLC, 6041 Kingman Ave, Buena Park, CA 90621
(3) The location in California of the chief executive office of the Seller is: Same as above
(4) The names and business address of the Buyer(s) are:
The Cottages at Artesia LLC, 6041 Kingman Ave, Buena Park, CA 90621
(5) The location and general description of the assets to be sold are good-will, furniture, fixtures & equipment, leasehold improvements, inventory, etc. of that certain business located at: 6041 Kingman Ave, Buena Park, CA 90621
(6) The business name used by the seller(s) at said location is: The Cottages at Artesia
(7) The anticipated date of the bulk sale is 07/24/26 at the office of Ameri Escrow, Inc., 2975 Wilshire Blvd., #470 Los Angeles, CA 90010. Escrow No. 002531-AY, Escrow Officer: Aeran Yu.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 07/23/26.
(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: February 12, 2026
Transferees: The Cottages of Artesia LLC S/ Ebraheem Hamed, Member S/ Zaid Awwad, Member 7/8/26
CNS-4057924#
ORANGE COUNTY

Legals-OCN
NEWS
Orange County News
7/8/2026-165046

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Johnny L Ballersteros
- Sandra Guarena Sanchez
- Nicole D Buchanan
- Francine L Provencio
- Jorge Lopez
- Nicole Aguayo
- Alexander Valentin
- Enrique S Enciso
- Edward Korducki
- Lorraine A Branch

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on the 24th of July 2026 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

7/1, 7/8/26
CNS-4055988#
ORANGE COUNTY NEWS
Orange County News
7/1,8/2026-164759

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 002531-AY
(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:
The Cottages at Artesia LLC, 8792 Cerritos Ave., Anaheim, CA 92804
(3) The location in California of the chief executive office of the Seller is: Same as above
(4) The names and business address of the Buyer(s) are:
The Cottages at Artesia LLC, 8792 Cerritos Ave., Anaheim, CA 92804
(5) The location and general description of the assets to be sold are good-will, furniture, fixtures & equipment, leasehold improvements, inventory, etc. of that certain business located at: 8792 Cerritos Ave., Anaheim, CA 92804
(6) The business name used by the seller(s) at said location is: The Cottages at Artesia
(7) The anticipated date of the bulk sale is 07/24/26 at the office of Ameri Escrow, Inc., 2975 Wilshire Blvd., #470 Los Angeles, CA 90010, Escrow No. 002531-AY, Escrow Officer: Aeran Yu.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 07/23/26.
(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 notice was sent or delivered to the Buyer are: "NONE".
Dated: February 12, 2026
Transferees: The Cottages at Artesia CA LLC S/ Ebraheem Hamed, Member
S/ Zaid Awwad, Member
7/8/26
CNS-4057926#
ORANGE COUNTY NEWS
Orange County News
7/8/2026-165047

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
MARY ELLEN KUHLMANN

Legals-OCN
MANN AKA MARY E. KUHLMANN
CASE NO. 30-2026-01569079-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 MARY ELLEN KUHLMANN AKA MARY E. KUHLMANN. A PETITION FOR PROBATE has been filed by JOHN F. BARRETT in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JOHN F. BARRETT 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. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 07/23/26 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Legals-OCN
clerk.
Attorney for Petitioner
PARISA F. WEISS, ESQ. - SBN 232458
BUCHALTER LLP
655 W. BROADWAY, SUITE 1600
SAN DIEGO CA 92101
Telephone (619) 219-5335
7/8, 7/10, 7/15/26
CNS-4058324#
ORANGE COUNTY NEWS
Orange County News
7/8,10,15/2026-165056

BSC 228629
In re: The Nancy R. Bell Trust, Dated September 17, 1992
Case No: 30-2022-01274525-PR-TR-CJC
Court Order Publication to reflect Orange County News as periodical to be used for publication
Notice of Hearing scheduled for July 22, 2026 at 9:00 a.m.in department CM05:
LAWRENCE ROSEN MUST RESPOND TO THE COURT'S ORDERS FOLLOWING A PETITION FOR ORDERS AS FOLLOWS:
1.) NOTICE TO BE ISSUED BY LAWRENCE ROSEN PURSUANT TO PROBATE CODE § 16061.7;
2.) LAWRENCE ROSEN MUST PROVIDE AN ACCOUNTING OF TRUST ASSETS PURSUANT TO PROBATE CODE § 17200;
3.) REMOVAL OF LAWRENCE ROSEN AS TRUSTEE OF THE NANCY BELL TRUST;
4.) ATTORNEY FEES AS AGAINST LAWRENCE ROSEN; AND
5.) ORDER TO SHOW CAUSE RE: SANCTIONS FOR FAILING TO ACCOUNT AND SURCHARGE AS TO Lawrence Rosen
Orange County News
6/17,6/24,7/1,7/8/2026-164358

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. 16693-PM
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the seller(s), are:
MHF, Inc., a California corporation
9742 Katella Ave, Garden Grove, CA 92804
Doing Business as: ARCO AM-PM of Garden Grove (Type - Retail Gasoline Dealer - AM-PM C Store)
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 Office of the Seller(s) is: Same as above
The name(s) and address of the buyer(s) is/are: Baba Oil Inc., a California corporation
9742 Katella Ave Garden Grove, CA 92804
The assets being sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at:
9742 Katella Ave, Garden Grove, CA 92804
The bulk sale is intended to be consummated at the office of: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 07/24/26
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES/NO YES [If the sale subject to Sec. 61062, the following must be provided] The name and address of the person with whom claims may be filed is: The Escrow Spec-

Legals-OCN
trum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 07/23/26 which is the business day before the sale date specified above.
Dated: 4/17/26
Buyer(s):
Baba Oil Inc., a California corporation
By: S/ Hani Baba, President
7/8/26
CNS-4058402#
ORANGE COUNTY NEWS
Orange County News
7/8/2026-165070

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)
(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)
Escrow No. 26-39438-JP
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: SHO OC INC., 18657 YORBA LINDA BLVD, YORBA LINDA, CA 92886
Doing Business as: RAMEN AKIMOTO
All other business names(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s) is/are: RAMEN AKIMOTO FV/18050 BROOKHURST ST, FOUNTAIN VALLEY, CA 92708
The name(s) and address of Buyer(s)/Applicant(s) is/are: CHAIN ENTERPRISES LLC, 5066 LUPINE ST, YORBA LINDA, CA 92886
The assets being sold are generally described as: FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS AND LICENSES and is/are located at: 18657 YORBA LINDA BLVD, YORBA LINDA, CA 92886
The type of license(s) and license no(s) to be transferred is/are: ON-SALE BEER & WINE EATING PLACE 41-653548. And are now issued for the premises located at: SAME
The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale/transfer is JULY 31, 2026
The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$70,000.00, including inventory estimated at \$0.00 which consists of the following:
DESCRIPTION/AMOUNT
CASH \$70,000.00; ALLOCATION-SUB TOTAL \$70,000.00; ALLOCATION TOTAL \$70,000.00.
It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: 6/22/2026
SHO OC INC., SELLER(S)/LICENSEE(S) CHAIN ENTERPRISES LLC, BUYER(S)/APPLICANT(S)
ORD-5302393 ORANGE COUNTY NEWS 7/8/26
Orange County News
7/8/2026-165077

Legals-OCN
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JASON MINH PHAM f/k/a QUANG PHAM
CASE NO. 30-2026-01579476-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 JASON MINH PHAM f/k/a QUANG PHAM. A PETITION FOR PROBATE has been filed by MUNG THI NGUYEN in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that MUNG THI NGUYEN 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. (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
AUGUST 26, 2026
1:30PM Dept: Probate Room: CM08
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 California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

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clerk.
Orange County News
7/8,15,22/2026-165110

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01578914
TO ALL INTERESTED PERSONS: Petitioner: TAMMIE LATRELL CHILDS filed a petition with this court for a decree changing names as follows: TAMMIE LATRELL CHILDS to TAMMIE LATRELL TURNER. 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
08/11/2026
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr. West
Santa Ana, CA 92701-4045
(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: 06/23/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News
7/8,15,22,29/2026 - 165038

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

• THURSDAY, 9:00 A.M., JULY 23, 2026

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

CONDITIONAL USE PERMIT NO. CUP-184-2020 (REV. 2026)
A request to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store. The site is located at 10602 Westminster Avenue, in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above, on **July 23, 2026**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: July 2, 2026
PUBLISH: July 8, 2026
Orange County News 7/08/2026-165068

Legals-OCN
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000632
TO ALL INTERESTED PERSONS: Petitioner: GUSTAVO REYES and DULCE VALERIA BARBA RAMIREZ on behalf of MATIAS COHEN REYES, a minor, filed a petition with this court for a decree changing names as follows: MATIAS COHEN REYES to KOWEN MATIAS REYES. 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
10/19/2026
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: 06/26/2026
Judge Mary Kreber-Vari-papa
Judge of the Superior Court
Orange County News
7/8,15,22,29/2026 - 165103