

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 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 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 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 800-605-2445 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 TEN-

ANT: 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 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 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 tenant buyer" of "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

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 en-

cumbrances, 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: 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, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of

trust on the property. 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 MCDOUGALL in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that REBECCA MCDOUGALL 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 MCDOUGALL, 5437 E MAPLE CREEK RD, FRANKLIN, ID 83237. TEL: 559-853-8113.

Orange County News

7/8,15,22/2026-164953

**NOTICE OF PETITION
TO ADMINISTER ESTATE OF:**

MARY ELLEN KUHLMANN 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.



EVERY NEIGHBORHOOD HAS A *Naturehood*

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 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

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 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.

section 1250. A Request for Special Notice form is available from the court 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

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
30-2026-01563456-CU-BC-CJC

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ANCHORED PRINTS, INC., a California corporation; SAMUEL ISAIAH SCHINHOFEN, aka SAMUEL I. SCHINHOFEN, aka SAMUEL SCHINHOFEN, an individual; and DOES 1-25, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): PNC BANK, National Association NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), your county law lib-

rary, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es):

THE name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Lucy H. Mekhael, HEMAR, ROUSSO & HEALD, LLP, 15910 Ventura Blvd., 12th Floor, Encino, CA 91436; (818) 501-3800 DATE (Fecha): 04/16/2026 David H. Yamasaki, Clerk (Secretario), by J. Garay, Deputy (Adjunto) (SEAL) 7/15, 7/22, 7/29, 8/5/26

CNS-4059856#

ORANGE COUNTY NEWS

Orange County News
7/15,22,29,8/5/2026-165173

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.) Escrow No. 051160

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made.

The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are: DTF HARBOR ENTERPRISE INC, 213 N. HARBOR BLVD., FULLERTON, CA 92832

The Business is known as: ZAMA LATIN LOUNGE + KITCHEN

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: DTF RAW INC. 213 N. HARBOR BLVD., FULLERTON, CA 92832 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: ALL STOCK IN TRADE INCLUDING INVENTORY, SUPPLIES, MERCHANDISE, FIXTURES, EQUIPMENT, GOODWILL AND TRADE NAME and are located at: 213 N. HARBOR BLVD., FULLERTON, CA 92832

The kind of license to be transferred is: ON-SALE GENERAL EATING PLACE now issued for the premises located at: 213 N. HARBOR BLVD., FULLERTON, CA 92832 The anticipated date of the sale/transfer is 07/31/26 at the office of Security Land Escrow Company, 10323 Paramount Blvd. Downey, CA 90241.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$225,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$225,000 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the 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: JUNE 3, 2026 DTF RAW INC., a California Corporation By:/S/ ALFREDO LOPEZ 7/15/26

CNS-4060173#
ORANGE COUNTY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Lucy H. Mekhael, HEMAR, ROUSSO & HEALD, LLP, 15910 Ventura Blvd., 12th Floor, Encino, CA 91436; (818) 501-3800 DATE (Fecha): 04/16/2026 David H. Yamasaki, Clerk (Secretario), by J. Garay, Deputy (Adjunto) (SEAL) 7/15, 7/22, 7/29, 8/5/26

CNS-4059856#

ORANGE COUNTY NEWS

Orange County News
7/15,22,29,8/5/2026-165173

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.) Escrow No. 051160

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made.

The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are: DTF HARBOR ENTERPRISE INC, 213 N. HARBOR BLVD., FULLERTON, CA 92832

The Business is known as: ZAMA LATIN LOUNGE + KITCHEN

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: DTF RAW INC. 213 N. HARBOR BLVD., FULLERTON, CA 92832 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: ALL STOCK IN TRADE INCLUDING INVENTORY, SUPPLIES, MERCHANDISE, FIXTURES, EQUIPMENT, GOODWILL AND TRADE NAME and are located at: 213 N. HARBOR BLVD., FULLERTON, CA 92832

The kind of license to be transferred is: ON-SALE GENERAL EATING PLACE now issued for the premises located at: 213 N. HARBOR BLVD., FULLERTON, CA 92832 The anticipated date of the sale/transfer is 07/31/26 at the office of Security Land Escrow Company, 10323 Paramount Blvd. Downey, CA 90241.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$225,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$225,000 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the 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: JUNE 3, 2026 DTF RAW INC., a California Corporation By:/S/ ALFREDO LOPEZ 7/15/26

CNS-4060173#
ORANGE COUNTY

NEWS
Orange County News
7/15/2026-165211

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 92668

(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

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 890420-SJ

(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:

KNP, INC., 1201 EUCLID ST B, FULLERTON, CA 92832

(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:

USA SOFTWARE, INC., 1201 EUCLID ST B, FULLERTON, CA 92832

(5) The location and general description of the assets to be sold are FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE, of that certain business located at: 1201 EUCLID ST B, FULLERTON, CA 92832

(6) The business name used by the seller(s) at that location is: HOLDAK CROW, INC., 3600 WLSHIRE BLVD., SUITE 1008 LOS ANGELES, CA 90010, Escrow No. 890420-SJ, Escrow Officer: STACEY LEE.

(7) The anticipated date of the bulk sale is 07/31/26 at the office of UNITY ESCROW, INC., 3600 WLSHIRE BLVD., SUITE 1008 LOS ANGELES, CA 90010, Escrow No. 890420-SJ, Escrow Officer: STACEY LEE.

Dated: JUNE 3, 2026 DTF RAW INC., a California Corporation By:/S/ ALFREDO LOPEZ 7/15/26

CNS-4060173#
ORANGE COUNTY

(8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is 07/30/26. (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: JUNE 9, 2026 Transferees:

USA Software, Inc., a California Corporation By:/S/ HYE CHONG KIM, CEO 7/15/26

CNS-4060142#

ORANGE COUNTY NEWS

Orange County News
7/15/2026-165221

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the following units will be sold at public auction on August 4, 2026 AFTER 10:30 AM

Pursuant to the California Self-Store Facility Act the sale will be conducted at U-Haul Moving & Storage at Fairview 13042 Fairview St Garden Grove, CA 92843

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number
Leon Meyer 353
David Tsung 0132
7/15, 7/22/26

CNS-4060001#

ORANGE COUNTY NEWS

Orange County News
7/15,22/2026-165192

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01581559

TO ALL INTERESTED PERSONS: Petitioner: VAN THU NGUYEN filed a petition with this court for a decree changing names as follows: VAN THU NGUYEN to VAN THU GONZALES. 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
08/20/2026
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive 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: 07/10/2026 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
7/15,22,29,8/5/2026 - 165103