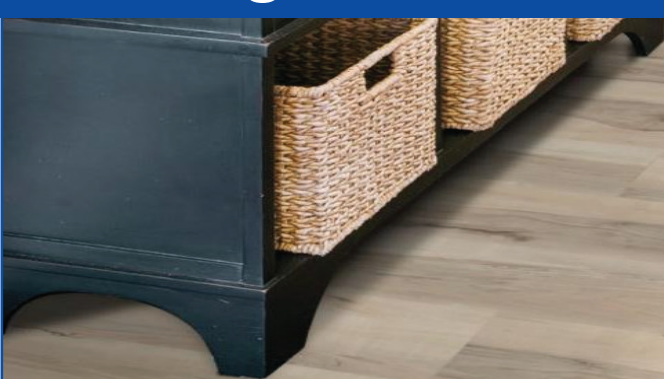


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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01582166

TO ALL INTERESTED PERSONS: Petitioner: LEONARD POSADAS MARARAC filed a petition with this court for a decree changing names as follows: LEONARD POSADAS MARARAC to LEONARD MARARAC POSADAS. 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

08/18/2026
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West

FICTITIOUS BUSINESS NAME STATEMENT NO. 20266747231

a) MJB WATCHWORKS, b) MJB WATCH WORKS located at: 16835 ALGONQUIN STREET #366, HUNTINGTON BEACH, CA 92649. County: Orange. This is a New Statement. Registrant/s: ROSE & FIRE, LLC, 16835 ALGONQUIN ST. #366, HUNTINGTON BEACH, CA 92649. This business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ MICHAEL BUCHFUHRER, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/14/2026.

**Orange County News
8/7,14,21,29/26-165943**

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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: 07/06/2026 Judge David J. Hesseltine Judge of the Superior Court
**Orange County News
7/17,24,31,8/7/2026 -
165359**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010748564 Title Order No. : 92723695 FHA/VA/PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/08/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/20/2007 as Instrument No. 2007000693763 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: STANLEY D SMITH AND BARBARA H SMITH, HUSBAND AND WIFE, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 08/31/2026 TIME OF SALE: 9:00 AM PLACE OF SALE: Auction.com

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Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 11932 STEELE WAY, GARDEN GROVE, CALIFORNIA 92840-2126 APN#: 089-411-10 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$117,038.99. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property

Legals-OCN

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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010748564. 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 833-561-0243, or visit this internet website WWW.SALES.BDF-GROUP.COM using the file number assigned to this case 00000010748564 to find the date on which the trustee's sale was held, the amount of the last and

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highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDF-GROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 07/23/2026 A-4881864 08/07/2026, 08/14/2026, 08/21/2026

**Orange County News
8/7,14,21/2026-165777**

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 on August 25th, 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 1146, Johanna Alvarez Leon, furniture, Bicycle, boxes Unit 2142 James Ellias Carr, suitcases, toys, clothes Unit 2169 Denisse Salgado, Couch, artwork, boxes Unit 2182 Amanda Denisse Aguilar, furniture, totes, monitor Unit 2237 Truong Do Can Pham, appliances, granite

Legals-OCN

counter tops, kitchen cabinets

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
8/7/2026-165906**

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 19141-AT NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: Masayuki Shirotani 1825 E. Orangethorpe Ave., Placentia, CA 92870 Doing Business as: Zen Pet Grooming 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 is: none The name(s) and address of the Buyer(s) is/are: Jake Piekarski and Serena Edgar 18582 Beach Blvd., Suite 232, Huntington Beach, CA 92648

The assets being sold are generally described as: Furniture, Equipment, Tradename, Goodwill, Lease, Leasehold Improvements, and Covenant Not to Compete and are located at: 1825 E. Orangethorpe Ave., Placentia, CA 92870 The bulk sale is intended to be consummated at the office of: Universal Escrow, Inc. 3655 Torrance Blvd., Suite 400 Torrance, CA 90503 and the anticipated sale date is 08/25/26. 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: Universal Escrow, Inc., 3655 Torrance Blvd., Suite 400 Torrance, CA 90503 and the last date for filing claims by any creditor shall be 08/24/26, which is the business day before the sale date specified above. Dated: 7/28/2026 BUYER: S/ Jake Piekarski

Legals-OCN

S/ Serena Edgar 8/7/26
**CNS-4067445#
ORANGE COUNTY
NEWS
Orange County News
8/7/2026-165907**

STORAGE TREASURES AUCTION

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
August 18, 2026
11:30 AM**

Kevin Connors
Jared Danial Price
Lisa Faccio
Raylene Hernandez
Eliza Ambriz
Shannon Winn

The auction will be listed and advertised on www.storagetreasures.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 up until the winning bidder takes possession of the personal property. 8/7/26

**CNS-4064684#
ORANGE COUNTY
NEWS
Orange County News
8/7/2026-165573**

Notice is hereby by given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of: -Nicolas R Arellano Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorQuestSelfStorage.com. The sale ends at 2:00 PM on the 21st of August 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. 8/7, 8/12/26
**CNS-4067757#
ORANGE COUNTY
NEWS
Orange County News
8/7,12/2026-165923**