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**PLUS, 0% INTEREST FOR
UP TO 12 MONTHS**

Offer not available in all areas and ends 6/30/2026. Offer good at initial consultation. Up to 75% Off applies to select styles and the base material. Does not include labor, underlayment and other sundries needed to complete the installation. Free Furniture Moving and Lifetime Installation Warranty free at initial consultation only. Free Floor Preparation: Offer only good at time of initial consultation. Provides a maximum of \$2,000 in material and labor for floor preparation. Work not included includes, but is not limited to, remedying any pre-existing defect affecting or compromising the structural integrity of the homes subfloor or foundation, (i) the handling of suspected or confirmed asbestos or asbestos containing material, or (ii) any work involving the modification or repair of plumbing, electrical, or gas lines that requires a licensed or trained trade. If additional floor preparation work must be performed so that Contractor can perform its work, the cost of such will be added to the price listed in this Agreement. It will be at the discretion of Contractor to determine if such work will be required at an additional charge. Deferred interest for 12 months available to well qualified buyers on approved credit only. Deferred interest and payment plan are only available in select markets. Financing is provided by federally insured, federal and state chartered financial institutions without regard to race, color, religion, national origin, sex, or familial status. Any finance terms advertised are estimates only, and all financing is provided by third-party lenders unaffiliated with Express Home Services LLC., under terms and conditional arranged directly between the customer and such lender, all subject to credit requirements. Offer not valid on previous purchases and cannot be combined with other offers. Residential projects only. ROC 357472, CLSB 1107441. Express Flooring of Nevada LLC. License # 0089319 & 0089671

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**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000712**
TO ALL INTERESTED
PERSONS: Petitioner:
BERTUS ARLT filed a pe-
tition with this court for a
decree changing names
as follows: BERTUS ARLT
to BERTUS ARLT ABE.
THE COURT ORDERS
that all persons interested
in this matter appear be-
fore this court at the hear-
ing indicated below to
show cause, if any, why
the petition for change of
name should not be grant-
ed. Any person objecting
to the name changes de-
scribed above must file a
written objection that in-
cludes the reasons for the
objection at least two court
days before the matter is
scheduled to be heard and
must appear at the hear-
ing to show cause why the
petition should not be
granted. If no written ob-
jection is timely filed, the
court may grant the peti-
tion without a hearing.

NOTICE OF HEARING
11/16/2026
8:30 a.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 pub-
lished at least once each
week for four successive
weeks before the date set
for hearing on the petition
in the following newspa-
per of general circulation,
printed in this county:
Orange County News
Date: 07/29/2026
Supervising Judge Eric J.
Wersching
Judge of the Superior
Court

Orange County News
8/5,12,19,26/2026 -
165835

T.S. No.: 25-38474 A.P.N.:
937-72-047 NOTICE OF
TRUSTEE'S SALE YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
11/28/2022. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT

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MAY BE SOLD AT A PUB-
LIC 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 as-
sociation, 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 here-
inafter described property
under and pursuant to a
Deed of Trust described
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with inter-
est 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 publica-
tion 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: Karla R Todd, an
unmarried woman
Duly Appointed Trustee:
Vylla Solutions, LLC
Recorded 11/29/2022 as
Instrument No. 2022000392570 in book
page of Official Records in
the office of the Recorder
of Orange County, California,
Described as follows:
As more fully described in
the Deed of Trust
Date of Sale: 10/14/2026
at 1:00 PM
Place of Sale: At the North
front entrance to the
County Courthouse, 700
Civic Center Drive West,
Santa Ana, CA 92701
Amount of unpaid balance
and other charges:
\$467,665.22 (Estimated)
Street Address or other
common designation of

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real property: 10361
Garden Grove Boulevard
Garden Grove, California
92843
A.P.N.: 937-72-047 The
undersigned Trustee dis-
claims any liability for any
incorrectness of the street
address or other common
designation, if any, shown
above. If no street ad-
dress or other common
designation is shown, di-
rections to the location of
the property may be ob-
tained by sending a writ-
ten request to the benefi-
ciary within 10 days of the
date of first publication of
this Notice of Sale. If the
Trustee is unable to con-
vey title for any reason,
the successful bidder's
sole and exclusive reme-
dy shall be the return of
monies paid to the Trust-
ee, and the successful bid-
der shall have no further
recourse. If the sale is set
aside for any reason, the
Purchaser at the sale shall
be entitled only to a return
of the deposit paid. The
Purchaser shall have no
further recourse against
the Mortgagor, the Mort-
gagee, or the Mortgagee's
Attorney. If you have pre-
viously been discharged
through bankruptcy, you
may have been released
of personal liability for this
loan in which case this let-
ter is intended to exercise
the note holder's rights
against the real property
only. THIS NOTICE IS
SENT FOR THE PUR-
POSE OF COLLECTING
A DEBT. THIS FIRM IS
ATTEMPTING TO COL-
LECT A DEBT ON BE-
HALF OF THE HOLDER
AND OWNER OF THE
NOTE. ANY INFORMA-
TION OBTAINED BY OR
PROVIDED TO THIS
FIRM OR THE CREDIT-
OR WILL BE USED FOR
THAT PURPOSE.

As required by law, you
are hereby notified that a
negative credit report re-
flecting on your credit re-
cord may be submitted to
a credit report agency if
you fail to fulfill the terms
of your credit obligations.
**NOTICE TO POTENTIAL
BIDDERS:** If you are con-
sidering 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. Plac-
ing the highest bid at a
trustee auction does not
automatically entitle you to
free and clear ownership

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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 seni-
or to the lien being auc-
tioned off, before you can
receive clear title to the
property. You are encour-
aged to investigate the ex-
istence, 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, pursu-
ant to Section 2924g of the
California Civil Code. The
law requires that informa-
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 resched-
uled time and date for the
sale of this property, you
may call (800) 758-8052 or
visit this Internet Web site
www.xome.com, using the
file number assigned to
this case 25-38474. Infor-
mation about postpone-
ments that are very short
in duration or that occur
close in time to the sched-
uled sale may not immedi-
ately 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 "eli-
gible 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

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placed at the trustee auc-
tion. There are three steps
to exercising this right of
purchase. First, 48 hours
after the date of the trust-
ee sale, you can call (800)
758-8052, or visit this in-
ternet website
www.xome.com, using the
file number assigned to
this case 25-38474 to find
the date on which the
trustee's sale was held,
the amount of the last and
highest bid, and the ad-
dress of the trustee. Sec-
ond, 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 contact-
ing an attorney or appro-
priate real estate profes-
sional immediately for ad-
vice regarding this poten-
tial right to purchase.
Please be advised that the
trustee may require entity
or trust bidders at this
trustee's sale to provide in-
formation, documentation
and/or certification of the
vesting instructions and
the data required to be re-
ported pursuant to Fin-
CEN regulations effective
for transfers of residential
real property to covered
transferees on or after
March 1, 2026. The re-
quired information must be
provided to the trustee be-
fore a trustee's deed upon
sale will be issued for
covered transfers. The
Buyer may be required to
pay charges associated
with the gathering and re-
porting of information to
FinCEN. Additional infor-
mation regarding these reg-
ulations and the required
transferee information and
certifications can be found
at
<https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>
and
https://www.fincen.gov/rre-faqs#D_5
Date: 08/07/2026 Vylla
Solutions, LLC
500 N. State College
Blvd., Suite 1030
Orange, CA 92868
Automated Sale Informa-
tion: (800) 758-8052 or
www.Xome.com
for NON-SALE informa-

tion: 888-313-1969
LaTredan Franklin, Trust-
ee Sale Specialist
PPP #26-008621
Orange County News
8/19,26,9/2/2026-165989

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**NOTICE TO CREDITORS
OF BULK SALE**
(Division 6 of the Commer-
cial Code)
Escrow No.: 890447-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 here-
inafter described.
(2) The name and busi-
ness addresses of the
seller are:
Power Orange Inc, 4109
Ball Rd, Cypress, CA
90630
(3) The location in Califor-
nia of the chief executive
office of the Seller is:
same as above
(4) The names and busi-
ness address of the
Buyer(s) are:
Mango Tree Inc, 4109 Ball
Rd, Cypress, CA 90630
(5) The location and gen-
eral description of the as-
sets to be sold are fur-
niture, fixtures and equip-
ment, tradename, good-
will, lease, leasehold im-
provements, covenant not
to compete, together with
the following described al-
coholic beverage
license(s): 589195 of that
certain business located
at: 4109 Ball Rd, Cypress,
CA 90630.
(6) The business name
used by the seller(s) at
that location is: Orange
Roll & Sushi.
(7) The anticipated date of
the bulk sale is 09/04/26
at the office of Unity Escrow,
Inc., 3600 Wilshire Blvd.,
Suite 1008 Los Angeles,
CA 90010, Escrow No.
890447-SJ, Escrow Of-
ficer: Stacey Lee.
(8) Claims may be filed
with Same as "7" above.
(9) The last date for filing
claims is 09/03/26.
(10) This Bulk Sale is sub-
ject 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 22, 2026
Transferees:
Mango Tree Inc, a Califor-
nia Corporation
By: S/ Kyung Lee,
CEO/Secretary
8/19/26

**NOTICE TO CREDITORS
OF BULK SALE**
(UCC Sec. 6105)
Escrow No. 15310-JP
NOTICE IS HEREBY GIV-
EN that a bulk sale is
about to be made. The
name(s), business ad-
dress(es) to the Seller(s)
are: WILLIAM J. ANTI-
COUNI AND DANA ANTI-
COUNI, 11422 FREDER-
ICK DR, GARDEN
GROVE, CA 90630
Doing Business as:
SPARTAN ROOTER
SEWER AND DRAIN
SERVICE
All other business name(s)
and address(es) used by
the Seller(s) within three
years, as stated by the
Seller(s), is/are:
The name(s) and address
of the Buyer(s) is/are:
CHRIS FULTS AND
JEANNE FULTS, 11422
FREDERICK DR,
GARDEN GROVE, CA
90630
The assets to be sold are
described in general as:
FURNITURE, FIXTURES,
EQUIPMENT, TRADE
NAME, GOODWILL AND
COVENANT NOT TO
COMPETE and are lo-
cated at: 11422 FREDER-
ICK DR, GARDEN
GROVE, CA 90630
The bulk sale is intended
to be consummated at the
office of: ACT ONE ES-
CROW, INC., 6131 OR-
ANGETHORPE AVE.,
STE 180-E, BUENA
PARK, CA 90620 and the
anticipated sale date is
SEPTEMBER 2, 2026
The bulk sale is subject to
California Uniform Com-
mercial Code Section
6106.2.
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided] The name and
address of the person with
whom claims may be filed
is: ACT ONE ESCROW,
INC., 6131 ORANGETH-
ORPE AVE., STE 180-E,
BUENA PARK, CA 90620
and the last date for filing
claims shall be SEPT-
EMBER 1, 2026, which is the
business day before the
sale date specified above.
BUYER: CHRIS FULTS
AND JEANNE FULTS
5374452-PP OC NEWS
8/19/26
Orange County News
8/19/2026-166141

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CNS-4070424#
ORANGE COUNTY
NEWS
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8/19/2026-166111