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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 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 web site 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 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

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 8/7,14,21,28/26-165943

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SHELLEY DEANN ZAMBORELLI

CASE NO. 26STPB08785 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SHELLEY DEANN ZAMBORELLI. A PETITION FOR PROBATE has been filed by PATRICK JAMES SINDELAR in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that PATRICK JAMES SINDELAR 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

SEPTEMBER 11, 2026 8:30 AM Dept: 418 111 N. Hill Street

NOTICE OF OPTION TO APPEAR REMOTELY

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 Los Angeles www.lacourt.org/lacc 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 213-830-0400 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. **IMPORTANT:** (1) Appearance at the hearing may be by video remote using the Court's designated video platform; (2) Go to the Court's website at www.lacourt.org/lacc to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 213-830-0400 for assistance. Alternatively, you may appear at the hearing in person.

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.

Attorney for petitioner: Jessica R. Blair, Esq., 1968 S. Coast Hwy, Suite 685, Laguna Beach, CA 92651. Tel: (949) 446-8615. Orange County News 8/14,21,28/26-166025

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 September 1st, 2026 11:30 AM** Tom Pham Stuart Robert Betti Alfredo Roman Astudillo Leon Cardenas Everardo Teresa Lafay Simon 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 up until the winning bidder takes possession of the personal property. 8/21/26

CNS-4069217# ORANGE COUNTY NEWS Orange County News 8/21/2026-166026

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on September 9th, 2026; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

1705 S State College Blvd Anaheim, Ca 92806 (714) 308-1789 2:00 PM

Jeannette Slack Josh Brown Alexis Medrano Stephanie Chavarria Mallory Farley Juan Sanchez Lavinia Buruga Karelyn Bordeos Nayeli Canche Rebecca Castillo 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 up until the winning bidder takes possession of the personal property. 8/21/26

CNS-4069229# ORANGE COUNTY NEWS Orange County News 8/21/2026-165990

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that **September 09, 2026; Extra Space Storage** will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations: **155 S. Adams St Anaheim CA 92802 (714)-563-0388 12:00 PM** Francisco Guzman Elsa Gomez Ramon Zermeno Gonzalez Helga Taylor Ricardo Carrillo Felix Padilla-Palma Diego Huamani 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 up until the winning bidder takes possession of the personal property. 8/21/26

CNS-4069604# ORANGE COUNTY NEWS Orange County News 8/21/2026-166042

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001066

TO ALL INTERESTED PERSONS: Petitioner: KIMBERLY SILVA and CHRISTOPHER VILLAREAL on behalf of JOSEPH CHRISTOPHER SILVA, a minor, filed a petition with this court for a decree changing names as follows: JOSEPH CHRISTOPHER SILVA to JOSEPH CHRISTOPHER VILLAREAL. 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 09/21/2026 8:30 a.m. L74 REMOTE

Lamoreaume Justice Center 341 The City Drive South Orange, California 92868-1570

(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: 05/18/2026 Judge Eric J. Wersching Judge of the Superior Court **Orange County News 8/14,21,28,9/4/2026 - 166055**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on September 9th, 2026; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

1761 W Katella Ave Anaheim CA, 92804 714.922.3019 11:00 AM

Dyanna Hernandez Anh Le Alma Nava Wilbert Sosa Evelin Villalobos Richard Aller Alex Espinoza 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 up until the winning bidder takes possession of the

personal property. 8/21/26 **CNS-4070193# ORANGE COUNTY NEWS Orange County News 8/21/2026-166091**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on September 9th, 2026. Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **480 W Crowther Ave Placentia CA 92870 714.837.6214 11:00am** Yuribel Goncalves Jose Lavarreda Sonny Bianchi Amado Sanchez Brian Artega 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 up until the winning bidder takes possession of the personal property. 8/21/26

CNS-4071080# ORANGE COUNTY NEWS Orange County News 8/21/2026-166135

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 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.storage-treasures.com on 9/08/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below. Unit A025, Darren Reul, Boxes, Totes and Misc Items Unit B013, Sean William Murphy, Boxes, Totes and Misc Items Unit B020, Kevin Louis Mendoza, Boxes, Totes and Misc Items Unit C048, Brandon Matthew Martinez, Boxes, Totes and Misc Items Unit F078, Peter Joros, Boxes, Totes and Misc Items Unit B002, Heather Rye, Boxes, Totes and Misc

PUBLIC NOTICE CITY OF GARDEN GROVE 2025-26 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The City of Garden Grove's (City) Economic Development and Housing Department, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, has prepared its Draft FY 2025-26 Consolidated Annual Performance and Evaluation Report (CAPER). The report describes and assesses the housing, economic, and community development activities undertaken by the City from July 1, 2025 through June 30, 2026.

Opportunity for Public Review and Comment Public hearings are to be held in the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, California, 92840, and are scheduled as follows: Garden Grove Neighborhood Improvement and Conservation Commission – **Monday, September 14, 2026, at 6:30 p.m.** Garden Grove City Council – **Tuesday, September 22, 2026, at 6:30 p.m.**

From August 21, 2026 through September 22, 2026, the City's FY 2025-2026 CAPER will be available for public review at the following location: Please visit the City's website at <https://ggcity.org/neighborhoodimprovement/reports> to review the draft FY 2025-26 CAPER, and please submit comments electronically to Dana Yang at danay@ggcity.org. The Economic Development and Housing Department will accept written and verbal comments until 3:00 p.m. on **September 22, 2026**. Please direct any questions or comments to Dana Yang, at (714) 741-5131 or by email at danay@ggcity.org. /s/ Elizabeth Vasquez, CMC City Clerk Date: August 18, 2026 Publish: August 21, 2026 **Orange County News 8/21/2026-166248**

Items Unit E008, Vanessa Fazio, Boxes, Totes and Misc Items 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 the winning bidder takes possession of the personal property. Please contact the property with any questions 657-342-4921. **Orange County News 8/21/2026-166142**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01590427

TO ALL INTERESTED PERSONS: Petitioner: AMANDA IRENE ELLIS filed a petition with this court for a decree changing names as follows: AMANDA IRENE ELLIS to AMANDA IRENE ELLIS BUTTELWERTH. 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 09/24/2026 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: 08/13/2026 Judge David J. Hesselstine Judge of the Superior Court **Orange County News 8/21,28,9/4,11/2026 166188**