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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 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.

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 real property: 10361 Garden Grove Boulevard Garden Grove, California 92843

A.P.N.: 937-72-047 The undersigned Trustee disclaims any liability for the correctness of the street

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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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder 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 Mortgagee, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION 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 reflecting on your credit record 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 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

Legals-OCN

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) 758-8052 or visit this Internet Web site www.xome.com, using the file number assigned to this case 25-38474. 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 (800) 758-8052, or visit this internet 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 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and

Legals-OCN

the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before 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 reporting of information to FinCEN. Additional information regarding these regulations 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 Information: (800) 758-8052 or www.Xome.com for NON-SALE information: 888-313-1969 LaTredan Franklin, Trustee Sale Specialist PPP #26-008621

Orange County News 8/19,26,9/2/2026-165989

NOTICE OF TRUSTEE'S SALE File No.: 26-386226 A.P.N.: 098-634-27 Property Address.: 14448 PICKWICK LANE, GARDEN GROVE, CA 92844. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustees) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2). YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 10, 2023. 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

Legals-OCN

under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): JEANNINE MASSICOT NGUYEN, AN UNMARRIED WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP

DEED OF TRUST Recorded on February 15, 2023 at Instrument No 2023000033868 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 9/16/2026 Sale Time: 3:00 PM Sale Location: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$452,404.27 (Estimated) Street Address or other common designation of real property: 14448 PICKWICK LANE, GARDEN GROVE, CA 92844. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **NOTICE TO POTENTIAL BIDDER(S):** If

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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(S):** 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 (855-882-1314) or visit the website <https://www.hubzu.com> using the file number assigned to this case 26-386226. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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. There are three steps to exercising this right of purchase. First, 48-hours after the

Legals-OCN

date of the trustee sale, you can call (855-882-1314) or visit the website <https://www.hubzu.com>, using the file number assigned to this case 26-386226 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. Robertson, Anschutz, Schneid and Crane, LLP Date: 7/28/2026 Christine McPhatter Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTPS://WWW.HUBZU.COM](https://WWW.HUBZU.COM) FOR AUTOMATED SALES INFORMATION. PLEASE CALL (855-882-1314) The above-named trustee may be acting as a debt collector attempting to collect a debt Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

LEGAL DESCRIPTION - EXHIBIT A PARCEL 1: LOT 27, TRACT 11307, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 487, PAGE 29 AND 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT,

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SUPPORT AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR BRANDYWINE II ("DECLARATION") RECORDED APRIL 20, 1981 IN BOOK 14026, PAGE 1 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. A-4881521 08/26/2026, 09/02/2026, 09/09/2026

Orange County News
8/26,9/2,9/2026-166246

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARK PATRICK HODSON CASE NO. 30-2026-01592323-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 MARK PATRICK HODSON. A PETITION FOR PROBATE has been filed by CHRISTOPHER R. HODSON in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that CHRISTOPHER R. HODSON 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 **OCTOBER 14, 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 CREDIT-OR 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.

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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, 968 S. Coast Hwy, Suite 685, Laguna Beach, CA 92651. Tel: 949-446-8615.

Orange County News
8/26,9/2,9/26-166364

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

- Nicole D Buchanan
- Robert A Rodriguez-Rolan
- Venise Smith
- Jayjay Saril
- Keyla S Marroquin

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 18th of September 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.
8/26, 9/2/26
CNS-4072018#
ORANGE COUNTY NEWS
Orange County News
8/28,9/2/2026-166228

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to California Civil Code § 798.56a and California Commercial Code §§ 7209 and 7210 that the following described property will be sold by BerryDale Trailer Villa, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to BerryDale Trailer Villa, payable at time of sale on Thursday, September 17, 2026, at 11:30 a.m., at the following location: 13061 Fairview St., Space 45 aka SP. 45, Garden Grove, CA 92843. The parties believed to claim an interest in the mobilehome are: The Estate of Harold Menon, Richard F. Young and John Coyle. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon Sale the Mobilehome must be removed from the Premises. The property which will be sold is: MANUFACTURER: UNKNOWN TRADE NAME: THUNDERBIRD MODEL NUMBER: UNKNOWN YEAR: 1959 H.C.D. DECAL NO: ABH1457 SERIAL NO.: 59T461FK123400 The current location of the subject property is: 13061 Fairview St., Space 45 aka SP.45, Garden Grove, CA 92843. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Eight Thousand Fifty-Nine Dollars and Fifty-Nine Cents (\$8,059.59). The auction will be made for the purchase of satisfying the lien on the property, together with the cost of the sale. Dated: September 2, 2026 R U D D E R O W L A W G R O U P Andrew M. Jun, Esq. Authorized Agent for BerryDale Trailer Villa Contact: Laura Gomez (949) 565-1344 9/2, 9/9/26
CNS-4074065#
ORANGE COUNTY NEWS
Orange County News
9/2,9/2026-166428

Legals-OCN

pose of satisfying the lien on the property, together with the cost of the sale. Dated: September 2, 2026 R U D D E R O W L A W G R O U P Andrew M. Jun, Esq. Authorized Agent for BerryDale Trailer Villa Contact: Laura Gomez (949) 565-1344 9/2, 9/9/26
CNS-4074065#
ORANGE COUNTY NEWS
Orange County News
9/2,9/2026-166428

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VERA ORZEL CASE NO. 30-2026-01591253-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 VERA ORZEL. A PETITION FOR PROBATE has been filed by DAVID GALLAGHER in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that DAVID GALLAGHER 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 **OCT 29, 2026 at 1:30 PM in Dept. CM06**

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 CREDIT-OR 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: ROBERT M. STONE, ESQ; SIMON MCKINSEY MILLER & STONE, 2750 BELLFLOWER BLVD STE 100, LONG BEACH, CA 90815. (562) 421-9354 BSC 228961
Orange County News
9/2,9/4,9/9/2026-166443

Legals-OCN

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: ROBERT M. STONE, ESQ; SIMON MCKINSEY MILLER & STONE, 2750 BELLFLOWER BLVD STE 100, LONG BEACH, CA 90815. (562) 421-9354 BSC 228961
Orange County News
9/2,9/4,9/9/2026-166443

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ALICE ESCALET FRIAS CASE NO. 30-2026-01577031-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 ALICE ESCALET FRIAS.

A PETITION FOR PROBATE has been filed by JOHN RICHARD FRIAS in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that JOHN RICHARD FRIAS 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 **OCTOBER 22, 2026 1:30PM Dept: CM06 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 CREDIT-OR 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: JOHN RICHARD FRIAS, 5441 SANTA RITA AVE, GARDEN GROVE, CA 92845. (714) 823-7896
Orange County News
9/2,9,16/26-166444

Legals-OCN

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: JOHN RICHARD FRIAS, 5441 SANTA RITA AVE, GARDEN GROVE, CA 92845. (714) 823-7896
Orange County News
9/2,9,16/26-166444

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000782

TO ALL INTERESTED PERSONS: Petitioner: LUKE HU & LING LIN HUANG obo SHI EN HU, SHI CI HU, minors filed a petition with this court for a decree changing names as follows: a) SHI EN HU to ELIORA SHI EN HU, b) SHI CI HU to CELINA SHI CI HU. 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
12/07/2026
8:30 a.m. L74
REMOTE

(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: 08/19/2026 Supervising Judge Eric J. Werschling Judge of the Superior Court

Orange County News
9/2,9,16,23/2026 - 166455

NOTICE OF PUBLIC AUCTION

Notice Is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction To Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Wednesday September 9th, 2026 at 9:00 am and closing on or after Wednesday September 16th, 2026 at 1:00 pm

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. **NO CASH IS ACCEPTED.** All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Retract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Cesar Cantu Olga Casillas Kimberly Cohen Sanchez Alan De Jesus Cassandra Freeman Gina M Fuentes John Hoskins Angelo Marks Cheryl Oharra Brandon Parks Michele Stover
Orange County News
9/2/2026-166519

Legals-OCN

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

(UCC Sec. 6101 et seq. and B & P 24073 et seq.) Escrow No. 26-17536-TN NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: BISHOY ABDELMALAK, 1845 W KATELLA AVE, ANAHEIM, CA 92804

Doing Business as: JOES LIQUOR 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: NONE

The name(s) and address of the Buyer(s)/Applicant(s) is/are: IBAMM GROUP INC, 1845 W KATELLA AVE, ANAHEIM, CA 92804

The assets being sold are generally described as: ALL FURNITURES, FIXTURES, EQUIPMENT, TRADENAME, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and is/are located at: 1845 W KATELLA AVE, ANAHEIM, CA 92804

The type of license to be transferred is/are: 21-OFF-SALE GENERAL 644248 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: LUCKY TEAM ESCROW, INC., 12966 EUCALID STREET, SUITE 110, GARDEN GROVE, CA 92840 and the anticipated sale date is SEPTEMBER 21, 2026

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$300,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$300,000.00; TOTAL \$300,000.00

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(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: www.storage-treasures.com on 9/17/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below. Unit D022, Bethany Anne Collazo, Boxes, Totes and Misc Items Unit A078K, Justin Page, 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
9/02/2026-166144

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000815

TO ALL INTERESTED PERSONS: Petitioner: KAREN DIANE VINCENT filed a petition with this court for a decree changing names as follows: a) KAREN DIANE SARTIN to DIANE SARTIN VINCENT, b) KAREN DIANE VINCENT to DIANE SARTIN VINCENT, c) DIANE KAREN SARTIN to DIANE SARTIN VINCENT, d) DIANE KAREN VINCENT to DIANE SARTIN VINCENT, e) DIANE KAREN SARTIN-VINCENT to DIANE SARTIN VINCENT. 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
12/07/2026
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: 08/27/2026 Supervising Judge Eric J. Werschling Judge of the Superior Court
Orange County News
9/2,9,16,23/2026 - 166549

Legals-OCN

SELLER(S)/LICENSEE(S) : BISHOY ABDELMALAK BUYER(S)/APPLICANT(S) : IBAMM GROUP INC ORD-5405395 ORANGE COUNTY NEWS 9/2/26
Orange County News
9/2/2026-166520

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 v i a

www.storage-treasures.com on 9/17/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below. Unit D022, Bethany Anne Collazo, Boxes, Totes and Misc Items Unit A078K, Justin Page, Boxes, Totes and Misc Items

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9/2,9,16,23/2026 - 166549

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