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FICTITIOUS BUSINESS NAME STATEMENT
202667478662

The following company is doing business as XINHE COMPANY, 45 TANGERINE, IRVINE, CA 92618. The registrant has not commenced business under this fictitious business name. The business is being conducted by an INDIVIDUAL, WANGANG HE, 45 TANGERINE, IRVINE, CA 92618. This statement was filed with the County Clerk of Orange County on 8/3/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 10, 17, 24, 31 2026.

FICTITIOUS BUSINESS NAME STATEMENT
202667478737

The following company is doing business as THE PHOENIX RISE COACHING, 228 DENALI LAKE FOREST, CA 92630. The registrant has commenced business under this fictitious business name 5/29/26. The business is being conducted by an INDIVIDUAL, MONICA BIGGS, 228 DENALI, LAKE FOREST, CA 92630. This statement was filed with the County Clerk of Orange County on 8/4/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 10, 17, 24, 31 2026.

FICTITIOUS BUSINESS NAME STATEMENT
202667478804

The following company is doing business as AVEN TOOLS, 3210 EL CAMINO REAL STE 150, IRVINE CA 93602. The registrant has not commenced business under this fictitious business name. The business is being conducted by a LIMITED LIABILITY COMPANY, UNITED SCOPE, LLC, 3210 EL CAMINO REAL, STE 150, IRVINE CA 93602. This statement was filed with the County Clerk of Orange County on 8/4/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 17, 24, 31, SEPTEMBER 7 2026.

FICTITIOUS BUSINESS NAME STATEMENT
202667478552

The following company is doing business as PAZ DESIGN STUDIO, 60 TROFELLO LANE, ALISO VIEJO CA 92656. The registrant has not commenced business under this fictitious business name. The business is being conducted by an INDIVIDUAL, MERCEDITAS VITO, 60 TROFELLO LANE, ALISO VIEJO CA 92656. This statement was filed with the County Clerk of Orange County on 7/31/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 17, 24, 31, SEPTEMBER 7 2026.

FICTITIOUS BUSINESS NAME STATEMENT
202667479208

The following company is doing business as THE LOCK HOUSE ORANGE COUNTY, THE LOCK HOUSE OC, THE LOCK HOUSE, 850 W TOWN AND COUNTRY RD, UNIT 437, ORANGE CA 92688. The registrant has commenced business under this fictitious business name 7/2/23. The business is being conducted by a CORPORATION, OC MOBILE SERVICES AND SOLUTIONS INC, 850 W TOWN AND COUNTRY RD, UNIT 437, ORANGE CA 92688. This statement was filed with the County Clerk of Orange County on 8/11/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 17, 24, 31, SEPTEMBER 7 2026.

FICTITIOUS BUSINESS NAME STATEMENT
202667478596

The following company is doing business as BIG DOUGH BABY KITCHEN, 2348 COLGATE DR, COSTA MESA CA 92626. The registrant has not commenced business under this fictitious business name. The business is being conducted by an INDIVIDUAL, SHEILA TAMAR MELLILLO, 2348 COLGATE DRIVE, COSTA MESA CA 92626. This statement was filed with the County Clerk of Orange County on 7/31/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 17, 24, 31, SEPTEMBER 7 2026.

FICTITIOUS BUSINESS NAME STATEMENT
20266747327

The following company is doing business as J VARGAS CONCRETE, 24922 MUIRLANDS BLVD 149, LAKE FOREST, CA 92630. The registrant has not commenced business under this fictitious business name. The business is being conducted by an INDIVIDUAL, JUAN CARLOS VARGAS, 24922 MUIRLANDS BLVD 149, LAKE FOREST, CA 92630. This statement was filed with the County Clerk of Orange County on 7/14/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

FICTITIOUS BUSINESS NAME STATEMENT
20266749334

The following company is doing business as MICHAEL BRANDMAN ASSOCIATES, MBA, FIRSTCARBON SOLUTIONS MICHAEL BRANDMAN ASSOCIATES, FCSI, FIRSTCARBON SOLUTIONS, FIRSTCARBON SOLUTIONS MBA, 250 COMMERCE SUITE 210, IRVINE, CA 92602. The registrant has commenced business under this fictitious business name 11/17/82. The business is being conducted by a CORPORATION, FCS INTERNATIONAL INC., 250 COMMERCE SUITE 210, IRVINE, CA 92602. This statement was filed with the County Clerk of Orange County on 8/12/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

FICTITIOUS BUSINESS NAME STATEMENT
20266749444

The following company is doing business as CAR HABIT GARAGE, 24026 CARAVEL PL, LAGUNA NIGUEL, CA 92677. The registrant has commenced business under this fictitious business name 2/19/26. The business is being conducted by a LIMITED LIABILITY CO., JACKSON STREET AUTO GROUP LLC, 24026 CARAVEL PL, LAGUNA NIGUEL, CA 92677. This statement was filed with the County Clerk of Orange County on 8/13/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

FICTITIOUS BUSINESS NAME STATEMENT
20266749360

The following company is doing business as PLATINUM EXOTICS, 1916 PLACENTIA AVENUE, COSTA MESA, CA 92627. The registrant has not commenced business under this fictitious business name. The business is being conducted by a LIMITED LIABILITY CO., PLATINUM EXOTIC CAR RENTALS LLC, 1916 PLACENTIA AVENUE, COSTA MESA, CA 92627. This statement was filed with the County Clerk of Orange County on 8/12/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

NOTICE OF PETITION TO ADMINISTER ESTATE of GROW-JEN FENG TAN
CASE NUMBER: 01581944

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of (specify all names by which the decedent was known): GROW-JEN FENG TAN, aka SWYN-TIEN SHIRLEY HSIAO, SYWN YI HSIAO. A Petition for Probate has been filed by (name of petitioner): SWYN-TIEN SHIRLEY HSIAO, SYWN YI HSIAO in the Superior Court of California, County of ORANGE. The Petition for Probate requests: SWYN-TIEN SHIRLEY HSIAO, SYWN YI HSIAO 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 in this court as follows: DATE: 10/14/2026, TIME: 1:30PM, DEPT: CM06, SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE, 3390 Harbor Blvd., Costa Mesa 92626, Costa Mesa Justice Complex. 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. Petitioner: SWYN-TIEN SHIRLEY HSIAO, SYWN YI HSIAO, 1217 Keel Drive, Corona Del Mar CA 92625. Published: August 10, 17, 24 2026
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 daytime set for your hearing.

NOTICE OF PUBLIC SALE OF COLLATERAL UNDER
THE UNIFORM COMMERCIAL CODE

PLEASE TAKE NOTICE that, in accordance with applicable provisions of the Uniform Commercial Code as in effect in the State of California (Cal. Com. Code § 9601 *et seq.*) (the "**UCC**"), by virtue of one or more continuing Events of Default under that certain Pledge and Security Agreement dated as of September 12, 2025 (the "**Pledge Agreement**"), executed and delivered by The Marcil Family Trust established May 9, 1997 (the "**Trust**"), Gerald J. Marcil, individually and as Trustee of the Trust, Carol L. Marcil, as Trustee of the Trust, and Woodgreen Apts., LLC, a California limited liability company (collectively, "**Pledgors**"), **NANO BANC**, a California corporation ("**Secured Party**"), will sell at public auction, pursuant to Section 9610 of the UCC, all of Pledgors' right, title and interest in and to: (i) 100% of the limited partnership interests and 100% of the general partnership interests in **MONTERRA INVESTMENT LP**, a California limited partnership ("**Monterra**"); (ii) 100% of the limited partnership interests and 100% of the general partnership interests in **ARROWHEAD STANTON APARTMENTS, LP**, a California limited partnership ("**Arrowhead**"); and (iii) certain related rights, proceeds and property (collectively, the "**Pledged Interests**"). Secured Party's security interests are perfected by UCC-1 Financing Statements filed with the California Secretary of State on May 1, 2026 as File Nos. U260032286831, U260032287833 and U260032288330. Secured Party understands that the principal asset of Monterra is that certain multifamily real property located at 2841 East Lincoln Avenue, Anaheim, California (approx. 133 units), and that the principal asset of Arrowhead is that certain multifamily real property located at 12381 Arrowhead Street, Stanton, California (approx. 168 units). **THE SALE IS A DISPOSITION OF THE PLEDGED INTERESTS ONLY AND IS NOT A SALE OF ANY REAL PROPERTY; THE PLEDGED INTERESTS REMAIN SUBJECT TO ALL LIENS AND ENCUMBRANCES AGAINST SUCH REAL PROPERTY.**

The sale will be held on **SEPTEMBER 9, 2026, at 11:30 a.m. Pacific Time / 2:30 p.m. Eastern Time**, in front of the main entrance of the Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California 92701, and via remote videoconference, in partial satisfaction of an indebtedness in the amount of not less than **\$37,347,366.16** as of June 30, 2026, including principal, interest, default interest, late charges, legal fees and costs, with additional interest, fees, costs and expenses continuing to accrue. The Pledged Interests will be offered in two separate lots — one comprising 100% of the partnership interests in Monterra and one comprising 100% of the partnership interests in Arrowhead — and will be sold "AS IS, WHERE IS," without recourse and without any representations or warranties of any kind, subject to all prior liens, applicable third-party consents and transfer restrictions, and to the complete Terms and Conditions of Sale (the "**Terms of Sale**"). The Pledged Interests have not been registered under the Securities Act of 1933 or any state securities laws and may not be disposed of in violation thereof. Secured Party reserves the right to credit bid all or any portion of the outstanding indebtedness, to set a reserve price, to reject any and all bids, and to terminate, adjourn or postpone the sale by announcement at the time and place fixed therefor.

The sale will be conducted by **Mannion Auctions, LLC**, by Matthew D. Mannion, Principal, a duly licensed and bonded auctioneer, 299 Broadway, Suite 1601, New York, NY 10007, mdmannion@pandr.com (the "**Auctioneer**"). Interested parties that intend to bid on the Pledged Interests must contact Secured Party's broker, **Greg Corbin of Northgate Real Estate Group**, 1633 Broadway, 46th Floor, New York, NY 10019, Tel: (212) 369-1800, Email: greg@northgategreg.com (the "**Broker**"), and the Auctioneer, to receive the Terms of Sale and bidding instructions. Upon execution of the Broker's standard confidentiality agreement, access to a due diligence data room and additional documentation and information will be made available. Each prospective bidder (other than Secured Party) must become a "Qualified Bidder" in accordance with the Terms of Sale no later than five (5) business days prior to the sale date, including by providing evidence of financial ability satisfactory to Broker and delivering a deposit of \$500,000.00 in immediately available funds. Interested parties that do not qualify as Qualified Bidders will not be permitted to bid.

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NOTICE OF PUBLIC SALE OF COLLATERAL UNDER THE UNIFORM COMMERCIAL CODE

PLEASE TAKE NOTICE that, in accordance with applicable provisions of the Uniform Commercial Code as in effect in the State of California (Cal. Com. Code § 9601 et seq.) (the “UCC”), by virtue of one or more continuing Events of Default under that certain Pledge and Security Agreement dated as of September 12, 2025 (the “Pledge Agreement”), executed and delivered by The Marcl Family Trust established May 9, 1997 (the “Trust”) and Woodglen Apts., LLC, a California limited liability company (“Woodglen”) and, together with the Trust, “Pledgors”), **NANO BANC**, a California corporation (“Secured Party”), will sell at public auction, pursuant to Section 9810 of the UCC, all of Pledgors’ right, title and interest in and to: (i) 100% of the limited partnership interests in **PACIFICA GARDEN APTS., LP**, a California limited partnership (the “Company”), held by the Trust; (ii) 100% of the general partnership interests in the Company, held by Woodglen; and (iii) certain related rights, proceeds and property (collectively, the “Pledged Interests”). Secured Party’s security interests are perfected by UCC-1 Financing Statements filed with the California Secretary of State on May 27, 2026 as File Nos. U260038967640 and U260038966941. Secured Party understands that the principal asset of the Company is that certain multifamily real property located at 2833 N. Bristol Street, Santa Ana, California (approx. 244 units). **THE SALE IS A DISPOSITION OF THE PLEDGED INTERESTS ONLY AND IS NOT A SALE OF THE REAL PROPERTY; THE PLEDGED INTERESTS REMAIN SUBJECT TO ALL LIENS AND ENCUMBRANCES AGAINST SUCH REAL PROPERTY.**

The sale will be held on **SEPTEMBER 9, 2026, at 11:00 a.m. Pacific Time / 2:00 p.m. Eastern Time**, in front of the main entrance of the Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California 92701, and via remote videoconference, in partial satisfaction of an indebtedness in the amount of not less than **\$8,613,150.55** as of June 30, 2026, including principal, interest, default interest, late charges, legal fees and costs, with additional interest, fees, costs and expenses continuing to accrue. The Pledged Interests will be offered as a single lot, collectively conveying 100% of the partnership interests in the Company, and will be sold “AS IS, WHERE IS,” without recourse and without any representations or warranties of any kind, subject to all prior liens, applicable third-party consents and transfer restrictions, and to the complete Terms and Conditions of Sale (the “Terms of Sale”). The Pledged Interests have not been registered under the Securities Act of 1933 or any state securities laws and may not be disposed of in violation thereof. Secured Party reserves the right to credit bid all or any portion of the outstanding indebtedness, to set a reserve price, to reject any and all bids, and to terminate, adjourn or postpone the sale by announcement at the time and place fixed therefor.

The sale will be conducted by **Mannion Auctions, LLC**, by Matthew D. Mannion, a duly licensed and bonded auctioneer, 299 Broadway, Suite 1601, New York, NY 10007, mdmannion@pandora.com (the “Auctioneer”). Interested parties that intend to bid on the Pledged Interests must contact Secured Party’s broker, **Greg Corbin of Northgate Real Estate Group**, 1633 Broadway, 46th Floor, New York, NY 10019, Tel: (212) 369-1800, Email: greg@northgaterealestate.com (the “Broker”), and the Auctioneer, to receive the Terms of Sale and bidding instructions. Upon execution of the Broker’s standard confidentiality agreement, access to a due diligence data room and additional documentation and information will be made available. Each prospective bidder (other than Secured Party) must become a “Qualified Bidder” in accordance with the Terms of Sale no later than five (5) business days prior to the sale date, including by providing evidence of financial ability satisfactory to Broker and delivering a deposit of \$500,000.00 in immediately available funds. Interested parties that do not qualify as Qualified Bidders will not be permitted to bid.

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FICTITIOUS BUSINESS NAME STATEMENT

20266747966

The following company is doing business as **PRIMESERVE PROCESS SERVICE, PRIMESERVE MOBILE NOTARY**, 500 N. STATE COLLEGE BLVD., SUITE 1100, PMB 6017, ORANGE, CA 92668. The registrant has not commenced business under this fictitious business name. The business is being conducted by a CORPORATION, PRIMESERVE, INC., 500 N. STATE COLLEGE BLVD., SUITE 1100, PMB 6017, ORANGE, CA 92668. This statement was filed with the County Clerk of Orange County on 7/23/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

FICTITIOUS BUSINESS NAME STATEMENT

20266749206

The following company is doing business as **SABELLE DESIGN STUDIO**, 23978 CALLE ALONSO, MISSION VIEJO, CA 92692. The registrant has commenced business under this fictitious business name 7/15/26. The business is being conducted by an individual, SANDRA ISABEL VALENCIA, 22922 LOS ALISOS BLVD STE K BOX 369, MISSION VIEJO, CA 92691. This statement was filed with the County Clerk of Orange County on 8/11/26 Notice - this fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another federal, state, or common law (see section 14400 ET SEQ., business and professions code). PUBLISHED AUGUST 24, 31, SEPTEMBER 7, 14 2026.

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