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\$49

Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001.

Offer expires 3/31/2025. License numbers available at americanresidential.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820".

SAVE UP TO \$2000

on a New Cooling and Heating System with our Buy Back Program!

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001.

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Legals-OCN

T.S. No.: 2024-11661-CA
APN: 939-88-038Property
Address: 10520 N LAKESIDE DR N #L, GARDEN GROVE, CA 92840NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/22/2020. 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

Legals-OCN

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 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 amount may be greater on the day of sale.Trustor: JOHN ELIZARRARAZ-

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RAMOS, AN UNMARRIED MAN Duly Appointed Trustee: Nestor Services, LLCDeed of Trust Recorded 10/28/2020 as Instrument No. 2020000613038 in Book -- Page -- of Official Records in the office of the Recorder of Orange County, CaliforniaDate of Sale: 2/19/2025 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701Amount of unpaid balance and other charges: \$305,979.65 Street Address or other common designation of real property: 10520 N LAKESIDE DR N #L GARDEN GROVE, CA 92840A.P.N.: 939-88-038The 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 oth-

Legals-OCN

er 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. 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 encour-

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aged 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,

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if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-11661-CA. 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 TENANTS: 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

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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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-11661-CA 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 contact-

ing an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/24/2025 Nestor Services, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 42453 Pub Dates 01/29, 02/05, 02/12/2025

Orange County News 1/29,2/5,12/2025-149657

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 24FL00079

TO ALL INTERESTED PERSONS: Petitioner: CYNTHIA DIANE SALGADO on behalf of PAUL ISAAC NORWOOD, a minor, filed a petition with this court for a decree changing name as follows: PAUL ISAAC NORWOOD to PAUL ISAAC NORWOOD-BRAN. The Court Orders that all persons interested in this matter shall 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
03/20/2025

8:30 a.m. Dept. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
(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/findmy-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Orange County News
DATE: 12/03/2024
Judge Julie A. Palafox
Judge of the Superior Court

Orange County News 1/29,2/5,12,19/25-149605

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2025-01454027

TO ALL INTERESTED PERSONS: Petitioner: RICHARD JOSEPH NEGRO filed a petition with this court for a decree changing name as follows: RICHARD JOSEPH NEGRO to RICHARD JOSEPH VERDUGO. 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
03/05/2025

8:30 a.m. Dept. 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/findmy-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: 01/21/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News 2/5,12,19,26/25-149766

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CLARENCE YOSHIO NAKAYA

CASE NO. 30-2025-01456183-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 CLARENCE YOSHIO NAKAYA. A PETITION FOR PROBATE has been filed by CLYDE CHOSHI MATSUMOTO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that CLYDE CHOSHI MATSUMOTO 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 administration.) 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: 03/12/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92335

NOTICE CALLING FOR BIDS

DISTRICT: GARDEN GROVE UNIFIED SCHOOL DISTRICT
GUSD Business Services
Purchasing Department, Attention: Lorraine McDaniel
10331 Stanford Avenue, Garden Grove, CA 92840

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above stated proposal deadline, sealed proposals at the place identified above for the award of a contract for **Bid No. 2410, In Wall Cafeteria Tables and Benches**. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.

Time is of the essence. Each proposal must conform and be responsive to the proposal documents, which are available online at: <https://www.ggusd.us>. Bidders will be responsible for reproducing all documents related to this bid. No Bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals.

Any questions regarding proposal documents shall be reduced to writing and e-mailed to Lorraine McDaniel (Lmcdaniel@ggusd.us), Buyer no later than **February 24, 2025, by 10AM**. Answers to questions will be posted as an official addendum online at: <https://www.ggusd.us> on or before **March 4, 2025, by 5PM**.

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities therein. The award of the contract, if made by the District, will be by action of the Governing Board.

Dated this February 12, 2025

GARDEN GROVE UNIFIED SCHOOL DISTRICT

By: Kathy Seo
Assistant Director of Business Services
Orange County News 2/12,19/2025-150089

ed to the proposed administration.) 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: 03/12/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92335

NOTICE IN PROBATE CASES

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 657-622-8278 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 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 credit-

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

DATE: FEBRUARY 6, 2025
PUBLISH: FEBRUARY 12, 2025
Orange County News 2/12/2025-150087

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

DATE: FEBRUARY 6, 2025
PUBLISH: FEBRUARY 12, 2025
Orange County News 2/5,7,12/25-149784

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

DATE: FEBRUARY 6, 2025
PUBLISH: FEBRUARY 12, 2025
Orange County News 2/12/2025-150087

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Orange County News 2/12/2025-150087

or. 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 25FL00099

TO ALL INTERESTED PERSONS: Petitioner: SARAH ANN RAMIREZ and PEDRO GERARDO RAMIREZ on behalf of GRAYSON EDWARD BOARDMAN-RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ, minors, filed a petition with this court for a decree changing name as follows: GRAYSON EDWARD BOARDMAN-RAMIREZ to GRAYSON EDWARD RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ. 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
05/15/2025

8:30 a.m. Dept. L74

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

DATE: FEBRUARY 6, 2025
PUBLISH: FEBRUARY 12, 2025
Orange County News 2/12/2025-150088

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Orange County News 2/12/2025-150088

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 562-236-6583 CN114053 02-26-2025 Feb 12, 2025

Orange County News 2/12/2025-150077

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 25FL00099

TO ALL INTERESTED PERSONS: Petitioner: SARAH ANN RAMIREZ and PEDRO GERARDO RAMIREZ on behalf of GRAYSON EDWARD BOARDMAN-RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ, minors, filed a petition with this court for a decree changing name as follows: GRAYSON EDWARD BOARDMAN-RAMIREZ to GRAYSON EDWARD RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ. 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.

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8:30 a.m. Dept. L74

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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/findmy-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: 01/31/2025
Judge Julie A Palafox
Judge of the Superior Court

Orange County News 2/12,19,26,3/5/25-150148

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Judge of the Superior Court

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