

# When Was Your Last HVAC Tune-Up?



## Schedule Soon & Save Up to \$2000!

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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 3/31/2026**. License numbers available at [ars.com/licenses](http://ars.com/licenses). "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime 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. **Offer expires 3/31/2026**. License numbers available at [ars.com/licenses](http://ars.com/licenses). "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

Legals-OCN

ORDER TO  
SHOW CAUSE FOR

Legals-OCN

CHANGE OF NAME  
CASE NO.

30-2025-01513260  
TO ALL INTERESTED  
PERSONS: Petitioner:

Legals-OCN

SHOBANA SHANKER  
filed a petition with this  
court for a decree chang-  
ing names as follows:  
SHOBANA SHANKER to

Legals-OCN

SOPHIE WREN-SKYE  
MADRIGAL. THE COURT  
ORDERS that all persons  
interested in this matter  
appear before this court at

Legals-OCN

the hearing indicated be-  
low to show cause, if any,  
why the petition for change  
of name should not be  
granted. Any person ob-

Legals-OCN

jecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at

Legals-OCN

least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-

tion should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
11/20/2025  
1:30 p.m. D-100  
REMOTE  
Central Justice Center  
700 W. Civic Center Dr.  
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](http://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: 09/24/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

Orange County News  
10/15,22,29,11/5/25-157361

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: RALPH GEORGE KEVORKIAN aka RALPH KEVORKIAN**  
CASE NO. A184515

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RALPH GEORGE KEVORKIAN aka RALPH KEVORKIAN. A PETITION FOR PROBATE has been filed by DOUGLAS WAYNE KEVORKIAN in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that DOUGLAS WAYNE KEVORKIAN 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  
**NOVEMBER 20, 2025**  
**1:30 PM Dept: CM07**  
**3390 Harbour 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](http://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: PRO SE, 1479 BURTON ST, SAN DIEGO, CA 92111, TEL: 747-218-8308  
Orange County News  
10/22,29,11/5/2025-157564

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO.  
30-2025-01518072

TO ALL INTERESTED PERSONS: Petitioner: JEANINE DENISE CARDULLO filed a petition with this court for a decree changing names as follows: JEANINE DENISE CARDULLO to JEANINE MARIE CARDULLO. 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**  
12/11/2025  
1:30 p.m. D-100  
REMOTE  
Central Justice Center  
700 W. Civic Center Dr.  
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](http://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: 10/13/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

Orange County News  
10/15,22,29,11/5/25-157487

T.S. No. 132891-CA APN: 130-733-10 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/15/2003. 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 PROCEED-

ING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 12/8/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/3/2003 as Instrument No. 2003001065065 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: KENT G. ATHERTON AND PATRICIA J. ATHERTON, HUSBAND AND WIFE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 12872 SYLVAN STREET, GARDEN GROVE, CA 92845 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$131,269.76 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. 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 or its predecessor 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 (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 132891-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 contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News  
10/29,11/5,12/2025-157586

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO.  
30-2025-01519882-CUPT-CJC

TO ALL INTERESTED PERSONS: Petitioner: EMILY RAE HENWOOD filed a petition with this court for a decree changing names as follows: EMILY RAE HENWOOD to EMILY RAE RODRIGUEZ. 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**  
12/18/2025  
1:30 p.m. D-100  
REMOTE  
Central Justice Center  
700 W. Civic Center Dr.  
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](http://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: 10/21/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

Orange County News  
10/29,11/5,12,19/25-157688

concorp.com, using the file number assigned to this case 132891-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 TENANT: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 132891-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 contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News  
10/29,11/5,12/2025-157586

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO.  
30-2025-01519882-CUPT-CJC

TO ALL INTERESTED PERSONS: Petitioner: EMILY RAE HENWOOD filed a petition with this court for a decree changing names as follows: EMILY RAE HENWOOD to EMILY RAE RODRIGUEZ. 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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1:30 p.m. D-100  
REMOTE  
Central Justice Center  
700 W. Civic Center Dr.  
Santa Ana, CA 92701

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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: 10/21/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

Orange County News  
10/29,11/5,12,19/25-157688

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20256726480  
INTEGRA located at: 3 PARK PLAZA, SUITE 1700, IRVINE, CA 92614. County: Orange. This is a New Statement. Registrant/s/ REDWITZ INTEGRAL, INC., 3 PARK PLAZA, SUITE 1700, IRVINE, CA 92614. This business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 07/01/2025. Registrant /s/ JENNIFER RIVA, SECRETARY. 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 10/06/2025.  
Orange County News  
10/22,29,11/5,12/2025-157523

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

- Reyes Quintanar Chavez
- Nelson Vladimir Alfaro
- Karen Lynn Arrington
- Andrea Cardenas
- Martha Roth
- Guillermo Ascencio
- Ricardo Calderon
- Isaac Bautista
- Jessica Unger
- Devonne Hermon Finai

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorageTreasures.com](http://www.StorageTreasures.com). The sale ends at 2:00 PM on the 19th of November 2025 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.  
10/29, 11/5/25  
CNS-3979902#

**ORANGE COUNTY NEWS**  
Orange County News  
10/29,11/5/25-157707

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 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.self-storageauction.com](http://www.self-storageauction.com) on 11/19/2025 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. C019, Tarek Elshayeb, Boxes, a suitcase and a shredder; C066, Jose Luis Garcia-Duarte: Shelving, Furniture, Tools; H002, Yvonne Parker: Totes, Household goods, Holiday Decor. 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 562-236-6583  
CN121799 11-19-2025  
Nov 5, 2025  
Orange County News  
11/5/2025-157939

**NOTICE TO CREDITORS OF BULK SALE**

(UCC Sec. 6105)  
Escrow No. 25-6250HY  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the Seller(s) is/are: T.H.L. LUCKY INC., 8547 WESTMINSTER AVE, GARDEN GROVE, CA 92844  
Doing Business as: SEA-FOOD COVE CHINESE RESTAURANT  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NA  
The location in California of the chief executive office of the seller(s) is: TRANG H. LIM, 8547 WESTMINSTER BLVD, GARDEN GROVE, CA 92684  
The name(s) and address(es) of the Buyer(s) is/are: MICHELLE P. TA, 17324 LOS JARDINES W, FOUNTAIN VALLEY, CA 92708  
The assets being sold are generally described as: FURNITURE, FIXTURES, AND EQUIPMENT; COVENANT NOT TO COMPETE; IMPROVEMENTS; GOODWILL; TANGIBLES & INTANGIBLE ASSETS and are located at: 8547 WESTMINSTER AVE, GARDEN GROVE, CA 92844  
The bulk sale is intended to be consummated at the office of: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the anticipated sale date is NOVEMBER 24, 2025  
The bulk sale IS subject to California Uniform Commercial Code Section 6106.2..  
The name and address of the person with whom claims may be filed is: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the last day to file claims by any creditor shall be NOVEMBER 21, 2025 which is the business day prior to the anticipated sale date specified above.  
MICHELLE P. TA,

Orange County News  
11/5,12,19,26/25-158092

**LEGAL NOTICE**  
**NOTICE INVITING INTERESTED CONTRACTORS FOR THE 2026 INFORMAL BID LIST**  
Garden Grove Unified School District  
California Uniform Public Construction Cost Accounting Act ("CUPCCAA")

The Garden Grove Unified School District ("District") has adopted the State of California Uniform Public Construction Cost Accounting Act Procedures ("CUPCCAA") under Public Contract Code §22000 et seq. In accordance with the State of California Uniform Public Construction Cost Accounting Act Commission, the District is inviting all interested licensed contractors to submit their company information for inclusion on the District's CUPCCAA list of registered contractors for calendar year 2026. Per California Public Contract Code 22032, any Public Works Project that is estimated to be below \$220,000 is subject to the Informal bidding procedures set forth by the state of California Uniform Public Construction Cost Accounting Act Commission. All trade categories are subject to Informal Bidding Procedures. **Contractors that are interested in being on the 2026 Contractors list are required to have a current license that must be verified on the Contractors State License Board website, and be registered with the Department of Industrial Relations.**

**REQUESTING CUPCCAA REGISTRATION PACKET FOR THE 2026 CALENDAR YEAR**

To be included on Garden Grove Unified School District's 2026 CUPCCAA contractors list, certain criteria/requirements must be met. Please request the District's CUPCCAA 2026 Registration Packet by contacting Facilities at [Facilities@ggusd.us](mailto:Facilities@ggusd.us), or by calling 714-663-6442 and speak with a Facilities Manager.

**REGISTRATION PACKETS WILL BE ACCEPTED THROUGHOUT 2026 AS REQUESTED**

FACILITIES DEPARTMENT  
GARDEN GROVE UNIFIED SCHOOL DISTRICT  
11700 KNOTT AVENUE  
BUILDING C  
GARDEN GROVE, CA 92841

Completed 2026 Registration Packets may be mailed to the address above  
OR  
EMAILED TO: [Facilities@ggusd.us](mailto:Facilities@ggusd.us)  
Orange County News 10/29,11/5/2025-157770

Buyer(s)  
4349577-PP OC NEWS  
11/5/25  
Orange County News  
11/5/2025-158066

**AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO.  
30-2025-01521061

TO ALL INTERESTED PERSONS: Petitioner: ELBA P. DE LOS REYES filed a petition with this court for a decree changing names as follows: ELBA P. DE LOS REYES to ELBA M. PEREZ. 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**  
12/30/2025  
1:30 p.m. D-100  
REMOTE  
Orange County Superior Court

700 W. Civic Center Dr.  
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](http://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: 10/29/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

Orange County News  
11/5,12,19,26/25-158092