

# When Was Your Last HVAC Tune-Up?

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



- ✓ Free Estimates and Second Opinions for New Heating and Cooling Systems
- ✓ Many Payment Options to choose from
- ✓ Service Available Seven Days a Week
- ✓ Licensed and Professional Technicians

 **Call today! (866) 896-0992**

# \$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](https://ars.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. **Offer expires 3/31/2026.** License numbers available at [ars.com/licenses](https://ars.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"

### Legals-OCN

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**LANA M. LANHAM**  
**CASE NO. 30-2025-01532670-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 LANA M. LANHAM.  
A PETITION FOR PROBATE has been filed by MARK LANHAM in the Superior Court of Orange, County of ORANGE.  
THE PETITION FOR PROBATE requests that MARK LANHAM 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 with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

### Legals-OCN

representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**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](https://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 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.  
Attorney for Petitioner **JOSEPH G. DAVIS - SBN 76197**  
1100 W. TOWN & COUNTRY ROAD, SUITE 1250  
ORANGE CA 92868  
Telephone (714) 543-5333  
12/31/25, 1/2, 1/7/26  
**CNS-3998071#**

**ORANGE COUNTY NEWS**  
**Orange County News**  
**12/31/25, 1/2, 7/2026-159466**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that January 21, 2026;Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations:  
**155 S. Adams St**  
**Anaheim CA 92802**  
**(714)-563-0388**  
**12:00 PM**  
Dirk Belling  
Sierra Mack



Irene Leulusoo  
Elsie Macias  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1/2/26  
**CNS-3998520#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/02/2026-159484**

**NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN:**  
1220131002 OTHER: T.S. 8024 JLP A.P. NUMBER 090-342-01 05948547  
**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED February 10, 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.** NOTICE is hereby given that **LENDERS T.D. SERVICE, INC.** as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by **FRANCISCO LOPEZ GARCIA AND IRMA LOPEZ, HUSBAND AND WIFE AS JOINT TENANTS** Recorded on 02/17/2022 as Instrument No. 2022000067058 in Book Page of Official records in the office of the County Recorder of ORANGE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 02/27/2024 in Book Page, as Instrument No. 2024000042866 of said Official Records, WILL SELL on 01/22/2026 at THE MAIN (NORTH) ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 at 12:00 NOON AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 herein after described: as more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 12272 9TH ST. GARDEN GROVE, CA 92840 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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: \$283,752.40 In addition to cash, the Trustee will accept a 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or

endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **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 800-605-2445 for information regarding the trustee's sale or visit this Internet Web site: [www.servicelinkasap.com](http://www.servicelinkasap.com) for information regarding the sale of this property, using the file number assigned to this case. 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 800-605-2445 for information regarding the trustee's sale, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned

to this case 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 qualify as an "eligible tenant buyer" of "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 12/19/2025 **LENDERS T.D. SERVICE, INC.**, as said Trustee 23151 VERDUGO DRIVE, #205 LAGUNA HILLS, CA 92653 (949)855-1945 By: JEFFREY L. PRATHER PRESIDENT A-4861588 01/02/2026, 01/09/2026, 01/16/2026

**Orange County News**  
**1/2,9,16/2026-159488**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on January 21, 2026; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:  
**1705 S State College Blvd**  
**Anaheim, Ca 92806**  
**(714) 308-1789**  
**2:00 PM**  
Leni Siqueiros  
Cecilia Marie Zuniga  
Cynthia Muett  
Michael Perlin  
Michael Perlin  
Lavinia Buruga  
Jennifer Santana  
Ricardo Sanchez  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
1/2/26  
**CNS-3997731#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/02/2026-159413**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on January 21, 2026; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:  
**480 W Crowther Ave**  
**Placentia CA 92870**  
**714.524.7552**  
**11:00am**  
Bryan Trujillo  
Julena Stith  
Priscilla Sepulveda  
Melissa Drake  
Rita Garcia  
Francisco Castaneda  
Maria Remedios Garcia  
De La Cruz  
James Wright  
Magan Briceño  
Joshua Bernal  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
1/2/26  
**CNS-3998647#**  
**ORANGE COUNTY**

**NEWS**  
**Orange County News**  
**1/02/2026-159504**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: BARBARA H. SMITH CASE NO. 30-2025-01525570-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 **BARBARA H. SMITH.**  
A PETITION FOR PROBATE has been filed by **ROBERT HAMMOND** in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that **ROBERT HAMMOND**, a Professional fiduciary 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 **MAR 04, 2026 at 1:30 PM in 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 \(occourts.org\)](http://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 CREDITOR or a contingent creditor or 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: **GENENE N. DUNN, ESQ.; HUNSBERGER DUNN LLP, 14751 PLAZA DR, SUITE G, TUSTIN, CA 92780. (714) 663-8000 BSC 227862**  
**Orange County News**  
**1/2,17,19/2026-159508**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01528504**  
TO ALL INTERESTED PERSONS: Petitioner: **JEANA LAURI ANDRUS DANZ** filed a petition with this court for a decree changing names as follows: **JEANA LAURI ANDRUS DANZ** to **JEANA LAURI DANZ**. 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**  
02/3/2026  
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 newspapers of general circulation, printed in this county: **Orange County News**  
Date: 11/26/2025  
Judge Gassia Apkarian  
Judge of the Superior Court  
**Orange County News**  
**12/12,19,26/25,1/2/26-159117**

**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 1/16/2026 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. A010, Selene Contreras: Boxes, pallets, totes; C037, Daniel Lopez: Home goods, furniture, boxes; D067, Liam Pecina: boxes, outdoor goods, electronics; D077, Julie Pantaleon: Furniture, boxes, totes; E037, Gerard Gomez: Home goods, electronics, boxes; F003, Michael Spacek: Home goods, boxes, totes; G018, Marvin Canales Aldana: Pallets, boxes, totes; G063, Brandon Anaya: Furniture, boxes, totes; H002, Yvonne Parker: Decorations, home goods, boxes. 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  
CN123347 01-16-2026  
Jan 2, 2026  
**Orange County News**  
**1/2/2026-158091**

**NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)**  
Escrow No: 00036839TT  
Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.  
The names and business addresses of the Seller are: **Net Thi Do 10022 Imperial Avenue Suite F, Garden Grove, CA 92843**  
The location in California of the chief executive office of the seller is: (If "same as above", so state) **SAME AS ABOVE**  
As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: (If "none", so state.) **NONE**  
The names and business addresses of the buyer are: **Ri Ngoc Dao 10022 Imperial Avenue Suite F, Garden Grove, CA 92843**  
The assets to be sold are described in general as: **A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVEMENTS**  
and are located at: **10022 Imperial Avenue Suite F, Garden Grove, CA 92843**  
The business name used by the seller at that location is: **Ivy Spa Massage**  
The anticipated date of the sale/transfer is **January 21, 2026** at the office of **Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683**  
This bulk sale IS subject to California Uniform Commercial Code Section 6106.2.  
If so subject, the name and address of the person with whom claims may be filed is **Terry Tran, Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683**  
and the last date for filing claims shall be **January 20, 2026** which is the business day before the sale

**CITY OF GARDEN GROVE**  
**NOTICE INVITING SEALED BIDS**  
**PROJECT NO. CP1415000**

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1415000 "LANDFILL GAS TREATMENT SYSTEM ENHANCEMENTS,"** will be received at the Garden Grove City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840. Engineer's estimate on this project is around \$710,000 dollars.

This project is to provide enhancements to the Landfill Gas Treatment System at Garden Grove Sanitary District's Longsdon Pit North/Sierra Park Landfill. The project includes upsizing the existing carbon tanks and blowers, installing a new control panel, adding monitoring instruments and SCADA systems, and expanding the site with a new concrete pad and modified chain-link fence. The project shall be completed within one hundred forty (140) working days.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred thirty-four dollars and thirty-one cents (\$134.31). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

**ARC**  
345 Clinton Street  
Costa Mesa, CA 92626  
[www.e-arc.com/ca/costamesa](http://www.e-arc.com/ca/costamesa)  
949-660-1150 (ask for the Planwell Department)  
or e-mail your order to [costamesa.planwell@e-arc.com](mailto:costamesa.planwell@e-arc.com)

Bids are due in the City Clerk's Office on **Wednesday, January 21, 2026 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall.

**Direct ANY and ALL questions to Mr. Mark Ladney, Project Manager, (714) 741-5372.**

/s/ Lizabeth Vasquez, CMC  
City Clerk

Date: December 17, 2025  
Publish: December 19, 2025 and January 2, 2026  
**Orange County News 12/19/25 & 1/02/2026-159309**

date specified above.  
Date: 12/29/2025  
/s/ Ri Ngoc Dao  
1/2/26  
**CNS-3999839#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/2/2026-159602**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01535813**  
TO ALL INTERESTED PERSONS: Petitioner: **JESSICA ALEXANDRA CERVANTES** filed a petition with this court for a decree changing names as follows: **JESSICA ALEXANDRA CERVANTES** to **JESSICA CERVANTES FAABAE**. 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**  
02/17/2026  
1:30 p.m. C61  
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: 12/26/2025  
Judge Bradley Erdosi  
Judge of the Superior Court  
**Orange County News**  
**1/2,9,16,23/2026-159601**