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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. "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. "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	Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN
<p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: LANA M. LANHAM CASE NO. 30-2025-01532670-PR-LA-CMC</p> <p>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.</p> <p>A PETITION FOR PROBATE has been filed by MARK LANHAM in the Superior Court of California, County of ORANGE.</p> <p>THE PETITION FOR PROBATE requests that MARK LANHAM be appointed as personal rep-</p>	<p>resentative 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</p>	<p>the petition and shows good cause why the court should not grant the authority.</p> <p>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</p> <p>NOTICE IN PROBATE CASES</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you</p>	<p>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.</p> <p>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.</p> <p>YOU MAY EXAMINE the</p>	<p>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.</p> <p>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#</p>

**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 on 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

Legals-OCN

Irene Leulusoo
Elsie Macias
The auction will be listed and advertised on www.storagetreasures.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
1/2/2026-159484

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

Legals-OCN

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 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.storagetreasures.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
1/2/2026-159413

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 Briceno
Joshua Bernal

The auction will be listed and advertised on www.storagetreasures.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

Legals-OCN

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.

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 (occurs.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 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

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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 (occurs.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 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
1/2,7,19/2026-159508

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

A copy of this Order to

Show Cause must be pub-

lished at least once each

week for four successive

weeks before the date set

for hearing on the petition

in the following newspa-

per 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

12/12,19,26/25,1/2-159117

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.selfstorageauction.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

Legals-OCN

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

1/2/2026-158091

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

A copy of this Order to

Show Cause must be pub-

lished at least once each

week for four successive

weeks before the date set

for hearing on the petition

in the following newspa-

per of general circulation,

printed in this county:

Orange County News