

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 & Save!
(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 \$0.01. **Offer expires 3/31/2026.** License numbers available at 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 \$0.01. **Offer expires 3/31/2026.** License numbers available at 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"

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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 PRO-

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TECT 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 suc-

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cessor 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 re-

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County Recorder of OR-
ANGE County, California,
and pursuant to the No-
tice of Default and Elec-
tion to Sell thereunder re-
corded 02/27/2024 in Book
, Page . as Instrument No.
2024000042866 of said
Official Records, WILL
SELL on 01/22/2026 at
THE MAIN (NORTH) EN-
TRANCE TO THE

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COUNTY COURTHOUSE,
700 CIVIC CENTER
DRIVE WEST, SANTA
ANA, CA 92701 at 12:00
NOON AT PUBLIC auc-
TION TO THE HIGHEST
BIDDER FOR CASH (pay-
able 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

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Deed of Trust in the prop-
erty situated in said
County and State herein
after described: as more
fully described on said
Deed of Trust. The prop-
erty address and other
common designation, if
any, of the real property
described above is pur-
ported to be: 12272 9TH ST.
GARDEN GROVE, CA

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92840 The undersigned
Trustee disclaims any liab-
ility for any incorrectness
of the property address
and other common designa-
tion, 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 ad-

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vances 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 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

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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" or "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 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) to appear remotely for Probate hearings and for remote hearing instructions. If you

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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
1/2,17,1/9/2026-159508

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-015355813

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 FAAVAE. 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)

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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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 12321 Western Avenue Garden Grove, CA 92841 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 January 27th, 2026 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit 2231 Karin Qadri, Furniture, boxes, lamp
Unit 2353 Anais Galvan, furniture, appliances, boxes
Unit 2200 Nanor Keloyan, furniture, housewares, outdoor goods

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 (657)250-0210. **Orange County News**
1/9/2026-159649

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

KARL MATTHEW HUFF
CASE NO. 30-2025-01535064-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KARL MATTHEW HUFF. A PETITION FOR PROBATE has been filed by

NOTICE CALLING FOR PROPOSALS

DISTRICT: Garden Grove Unified School District

RFP NUMBER: 2508 Two-Way Radios, Accessories, and Services

PROPOSAL DEADLINE: February 5, 2026 at 12:00PM

PLACE OF RECEIPT: Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Lily Pham
10331 Stanford Avenue
Garden Grove, CA 92840

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above stated proposal deadline, sealed proposals at the place identified above for the award of a contract for **RFP No. 2508, Two-Way Radios, Accessories, and Services**. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.

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

Any questions regarding proposal documents shall be reduced to writing and e-mailed to Lily Pham (lpham@ggusd.us), Assistant Buyer no later than **January 21, 2026, by 10AM**. Answers to questions will be posted as an official addendum online at: <https://www.ggusd.us> on or before **January 29, 2026, by 5PM**.

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

Dated this January 9, 2026

GARDEN GROVE UNIFIED SCHOOL DISTRICT

By: _____

Kathy Seo

Assistant Director of Business Services

Orange County News
1/9,16/2026-159480

Legals-OCN

KAREN ANN HUFF in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that KAREN ANN HUFF be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 03/05/26 at 1:30PM in Dept. CM07 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) 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.

Attorney for Petitioner STEVEN F. SCHROEDER

- SBN 194967

LAW OFFICE OF STEVEN F. SCHROEDER, PC

Orange County News
1/9/2026-159540

Legals-OCN

2107 N. BROADWAY, #204
SANTA ANA CA 92706
Telephone (714) 480-0519
1/9, 1/14, 1/16/26

CNS-4000907# ORANGE COUNTY NEWS
Orange County News
1/9, 14, 16/2026-159712

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

10741 Dale Ave Stanton, CA 90680
January 20, 2026

11:00 AM
Qe'arra Unique Ann Goodwin-Mix
Patricia Ramirez
Zackary Shiffman Cleghorn
Pasion Corazon
Bill Nelson
Alize Marie Claro
Kevin Young
Michael Flores
Shannon Garcia
Summer Brady
Abel Madrid

The auction will be listed and advertised on 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.

1/9/26

CNS-3999110# ORANGE COUNTY NEWS
Orange County News
1/9/2026-159540

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(310)
329-6351