

# When Was Your Last HVAC Tune-Up?

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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](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-IND

NOTICE OF TRUSTEE SALE  
NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right, title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell

### Legals-IND

which was recorded on AUGUST 7, 2025, Instrument Number 2025 - 000219635 in Official Records of Orange County California, described as: Parcel 936 - 200 - 54, Legal Description: Tract 5107, Lot 1 UNIT 54 A-L, B-L, P, CP OF PROJECT LOCATED ON AP 79 - 141 - 49 TOGETHER WITH AN UND. .012443 IN LOT 1, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) DUARTE, MARYANNE. The Street Address and other common designation, if any, of

### Legals-IND

the real property described above is purported to be: 630 S. KNOTT AVE #54, Anaheim, CA 92804. YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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.

### Legals-IND

Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$24,247.63, with interest thereon, as provided in said Declaration; advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at

### Legals-IND

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

### Legals-IND

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 informa-

### Legals-IND

tion 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 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16264. Information about postponements that are very short in duration or that occur close in time to the scheduled sale.

NOTICE TO TENANT:



## Legals-IND

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 714-363-0220 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. The Homeowners Association or Owners Association 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms Comm.

**I n d e p e n d e n t**  
**1/7,14,21/26-159588**

## NOTICE OF TRUSTEE SALE

NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right, title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on AUGUST 14, 2025, Instrument Number 2025 - 000225703 in Official Records of Orange County California, described as: Parcel 936 - 200 - 23, Legal Description: Tract 5107, Lot 1 UNIT 23 L, E., P, CP OF PROJECT LOCATED ON AP 79 - 141 - 49 TOGETHER WITH AN UND. 014140 IN LOT 1, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) GUTIERREZ, GUADALUPE TRUST. The Street Address and other common designation, if any, of the real property described above is purported to be: 630 S. KNOTT AVE #23, Anaheim, CA 92804.

YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 -

## Legals-IND

000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$31,162.38 with interest thereon, as provided in said Declaration: advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney.

**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 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16134. Information about postponements that are very short in duration or that occur close in time to 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 714-363-0220 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. The Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms Anaheim Comm.

**I n d e p e n d e n t**  
**1/7,14,21/26-159589**

## NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY

NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number. The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. B042 Patrizia Enache, C120 Mark Guttlevik, E051 Robert Gonzalez, E059 James Federico, E210 Maria Alexandra.

Public sale by competitive bidding on or after the 21st of January, 2026 at 10am. The auction will be held online at Selfstorageauction.com by Fullerton Self Storage 1919 W. Commonwealth Ave, Fullerton, Ca 92833. 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left clean. Fullerton Self Storage Published January 7th, 2026 and January 14th, 2026.

**Independent 1/7,14/2026-159582**

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01536703

TO ALL INTERESTED PERSONS: Petitioner: PAUL HYUN JIN KIM filed a petition with this court for a decree changing names as follows: PAUL HYUN JIN KIM to HYUN JIN KIM. 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**  
02/11/2026  
1:30 p.m. D100  
REMOTE

Central Justice Center  
700 Civic Center Dr. West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/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: Anaheim Independent  
Date: 12/30/2025  
David J. Hesseltine  
Judge of the Superior Court

**Anaheim Independent**  
**1/7,14,21,28/26-159598**

## NOTICE OF TRUSTEE SALE

NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on December 9 2024, Instrument Number 2024 - 000319191 in Official Records of Orange County California, described as: Parcel 932 - 2010 - 37, Legal Description: Tract 631, Lot 1 UNIT 37 G-1, S-1, P-1, OF PROJECT LOCATED ON AP 188-071 - 04, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) COVARRUBIAS CARLOS. The Street Address and other common designation, if any, of the real property described above is purported to be: 3961 W. McFADDEN AVE #A, SANTA ANA, CA 92704. YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$38,372.90 with interest thereon, as provided in

said Declaration: advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney. **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 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16205. Information about postponements that are very short in duration or that occur close in time to 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 714-363-0220 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. The Homeowners Association or Owners Association under said Declaration heretofore executed and delivered to the under-

signed a written Declaration of Default and demand for Sale, and a written Notice of Default and Election to Sell to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for CORSICAN VILLAGE HOA.

**I n d e p e n d e n t**  
**1/7,14,21/26-159668**

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01532979

TO ALL INTERESTED PERSONS: Petitioner: LILORA BEN HORIN WELLES filed a petition with this court for a decree changing names as follows: LILORA BEN HORIN WELLES to LILORA MIZRACHI. 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. D100  
REMOTE

Central Justice Center  
700 Civic Center Dr. West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/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: Anaheim Independent  
Date: 12/15/2025  
David J. Hesseltine  
Judge of the Superior Court

**Anaheim Independent**  
**12/24,31/25,1/7,14/26-159285**

## NOTICE OF PUBLIC LIEN SALE

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Lien Sales per California Self Storage Act Chapter 10, Sec 21700. Auction will be conducted online at [www.StorageTreasures.com](http://www.StorageTreasures.com) starting on January 20th, 2026 10AM and ending on January 29th, 2026 10AM

**Tenants:**  
TORRES NICOLE  
Ebenezer Larkpor  
Minnette Cruz

Items to be sold may include, but are not limited to personal property containing boxes, household and/or office furnishings, clothes, electronics, auto parts, tools, and other miscellaneous items. Purchases must be paid in cash only. All purchased items sold as is, were is and must be removed at

time of sale. Sale subject to cancellation up to the time of the sale and company reserves right to refund any bid. Property has been stored at Lock & Leave Storage 550 South Richfield Rd, Placentia, CA 92870

**Independent 1/14/2026-159828**

## Amended Letters of Administration

**Estate of Bobby Glenn Henry aka Bobby G. Henry**

**Case No: 30-2024-01434514-PR\_CP\_CMC**

Superior Court of California, County of Orange  
3390 Harbor Boulevard  
Costa Mesa, CA 92626

Hearing date: February 5, 2026

Petitioner: Brevela Dianne Scott aka: Brevela D. Henry

b. Requests that Brevela Dianne Scott aka: Brevela D. Henry be appointed administrator and Letters issue upon qualification.

c. Full be granted to administer under the Independent Administration of Estates Act.

3. a. Decedent died on 8/18/2022 at Anaheim, CA (1) a resident of the county named above.

d. Character and estimated value of the property of the estate:

(4) Gross fair market value of real property: \$800,000

(7) Total: \$800,000

f. Decedent died intestate

9. Appointment of personal representative:

(2) Appointment of administrator: Petitioner is related to the decedent as:

Sister

h. Proposed personal representative is a

(1) resident of California

(3) resident of the United States

5. a. Decedent was survived by:

(1) Spouse

(4) no registered domestic partner

(6) no child

(8) no issue of a predeceased child.

b. Decedent was not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier.

6. (Complete if decedent was survived by (1) a spouse or registered domestic partner but no issue (only a or b apply), or (20) no spouse, registered domestic partner, or issue:

b. Decedent was survived by issue of deceased parents, all of whom are listed in item 8.

8. Listed on the next page are the names, relationships to decedent, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons mentioned in decedent's will or any codicil, whether living or deceased; (2) all persons named or checked in items 2, 5, 6, and 7; and (3) all beneficiaries of a trust named in decedent's will or any codicil in which the trustee and personal representative are the same person.

Name and relationship to decedent: Brevela Dianne Scott aka: Brevela D. Henry, Sister, Age: 74, Address: 5961 Crown Drive, Jurupa Valley, CA 91752

Name and relationship to decedent: Patricia Henry, Widow, Age: 78, Address: 15 Magnolia Via, Anaheim, CA 92801

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 9/3/2025

Brevela Dianne Scott aka: Brevela D. Henry

/s/ Brevela Dianne Scott

AKA Brevela Dianne Henry

**Anaheim Independent**  
**1/14,21,28/26-159849**