

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

SAVE
UP TO
\$2000

on a New Cooling
and Heating System with
our Buy Back Program!

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"

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-IND

NOTICE OF TRUSTEE
SALE
NOTICE IS HEREBY GIV-
EN 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 AUC-
TION TO THE HIGHEST
BIDDER FOR CASH,
CASHIER'S CHECK OR
CERTIFIED CHECK (pay-
able at time of sale in law-
ful money of the United
States) all right, title and
interest created by the De-
claration of Covenants,
Conditions & Restrictions,
and by the Notice of De-
fault and Election to sell

which was recorded on
AUGUST 7, 2025, Instru-
ment Number 2025 -
000219635 in Official Re-
cords 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 LOC-
ATED ON AP 79 - 141 -
49 TOGETHER WITH AN
UND. .012443 IN LOT 1,
inclusive of the office re-
cords of Orange County,
inclusive of Miscellaneous
Maps for the County of Or-
ange, California. Recorded
Owner(S) DUARTE,
MARYANNE. The Street
Address and other com-
mon designation, if any, of

the real property de-
scribed above is purpor-
ted to be: 630 S. KNOTT
AVE #54, Anaheim, CA
92804.
YOU ARE IN DEFAULT
UNDER AN ASSESS-
MENT LIEN DATED, JULY
6, 2016, INSTRU-
MENT NUMBER 2016 -
000305775 IN OFFICIAL
RECORDS OF ORANGE
COUNTY, CALIFORNIA.
UNLESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-
LIC 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 war-
ranty, express or implied,
regarding title, possession,
or encumbrances, to pay
for delinquent mainten-
ance assessments, trust-
ee fees, costs and attorney's
fees, to wit: \$24,247.63, with interest
thereon, as provided in
said Declaration: ad-
vances, if any, under the
terms of said Declaration;
fees, charges and ex-
penses of said Attorney.
NOTICE TO POTENTIAL
BIDDERS: If you are con-
sidering 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. Pla-
cing 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 re-
ceive clear title to the
property. You are encour-
aged to investigate the ex-
istence, 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 informa-

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 resched-
uled 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:

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 Comm.

Independent 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

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

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.

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.

Independent 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 Guttevlik, 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)
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 - 000 319191 in Official Records of the County of Orange, 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 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 may be able to 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 submit 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 Comm.

Independent 1/7,14,21/26-159588

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 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_CPCMC

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 ad-

ministrator and Letters is-

sue upon qualification.

c. Full be granted to ad-

minister under the Inde-

pendent 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 estim-

ated 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 admin-

istrator: Petitioner is re-

lated to the decedent as

Sister

h. Proposed personal rep-

resentative is a

(1) resident of California

(3) resident of the United States

5. a. Decedent was sur-

vived by:

(1) Spouse

(4) no registered domestic

partner

(6) no child

(8) no issue of a prede-

ceased child.

b. Decedent was not sur-

vived by a stepchild or

foster child or children who

would have been adopted

by decedent but for a leg-

al barrier.

6. (Complete if decedent

was survived by (1) a

spouse or registered do-

mestic partner but no is-

sue (only a or b apply), or

(20 no spouse, registered

domestic partner, or issue

b. Decedent was survived

by issue of deceased par-

ents, all of whom are lis-

ted in item 8.

8. Listed on the next page

are the names, relation-

ships to decedent, ages,

and addresses, so far as

known to or reasonably

ascertainable by petitioner,

of (1) all persons men-

tioned in decedent's will or

any codicil, whether living

or deceased; (2) all per-

sons 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, Ad-

dress: 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