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<p>Furnished 2 Story House 324 17th Street Seal Beach 3 Bdrm, 2.5 Baths, 2 Patios Full Kitchen w/Appliances Fireplace, 2 Parking Spcs Furniture & Washer/Dryer Utilities/wifi/cable Included Rent: \$4795. Avail: Now 1 800 992 8283 x 1005</p>	<p>Lrg Studio Apt, Seal Bch 1st Flr, 3/4 Ba, Lg Closet Stovetop & Refrigerator Rent: \$1795. Avail: Now 1 800 992 8283 x 1006</p>
<p>2 Bd Apt with Private Deck 16742 LynnLane D,Hunt Bch Upstairs, 2 Bds, 1 Full Bath Stv, Dishwasher, Laundry Car Garage, Pkg Space Rent: \$2495. Avail 2/1/24 1 800 992 8283 x 72</p>	<p>COMING SOON 209 4th St (C) Seal Beach Upstairs, 2 Bd, 1 Bath Remodeled Rent: \$2350. Avail: 10/15/23 1 800 992 8283 x 1008</p>

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<p>317 8th Street Brand new renovated 2 bed, 1 bath w/ stainless steel appliances, garage parking, and shared outdoor space. Avail: NOW Rent: \$4000</p>	<p>211 12th Street #A Renovated ground floor 1 bedroom with private attached garage, combo W/D, and ooftop deck w/ Greenbelt views. Avail: NOW Rent: \$2790</p>

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SHANA KLISANIN
DRE#01196063

OFFICE: 562.596.6600
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321 MAIN STREET, SEAL BEACH

ESOTERIC ASTROLOGY AS NEWS FOR WEEK
APRIL 10 - 16, 2024

THE ARIES SOLAR ECLIPSE EFFECTS CONTINUE

Although the total solar (Sun was hidden) eclipse occurred last Monday, April 8th, the effects of the eclipse did not end on that day. Eclipses are in effect for six months - three before the eclipse and three after. That means the effects of the Aries solar eclipse will continue until the beginning of July, up to and past the birthday of the United States. A new Renaissance is needed with our people, in our country and our world. This eclipse (total solar in Aries) is a sacred holy observance. It was/is a reset. Especially occurring during the Mercury retrograde in Aries. Past, present and future united.

Aries is the sign of leadership, courage, strength - initiating all things new. Aries calls each of us to stand up and be brave. Sun, Moon, Mercury, Venus, Chiron all in fiery Aries. This is a collective of energies calling humanity forth. The path of the once again swept across the United States, highlighting its spiritual task, that of "standing in the Light and leading humanity towards that Light."

After the quiet, darkness, silence and contemplation brought to us from the eclipse, a forging of a new path forward began. It is subtle. Into the new era of Aquarius.

In that it was a new moon, there is a new seed of creation forming. That which essentially is no longer available, no longer useful, falls away. That which is needed now has time and place to come forth. It is a transformational time for everyone.

Leo, the individual, now is to take central stage. The Aquarian Age asks of it opposite sign, Leo (creativity of each individual) to come forth fully

RISA'S STARS

into the light. So that there can be a rebirth of the human spirit in terms of creativity - in all the endeavors of humanity. The time after the eclipse is a time of growth. The celestial realm has provided a link in our great chain of being. So that humanity can have a new vision. Each individual coming forth with their talents and gifts and offering them to the building of the new culture and civilization of Aquarius. A new Renaissance.

Calling humanity -
From darkness to light.
From the unreal to the real.
From the unknown to the known.
From death to Immortality
From chaos to Beauty.
Over time.

ARIES: Life is changing rapidly with so many lights in your sign. So you may feel like you're up and down, in and out, here, there and everywhere. The energies are fiery and dynamic leading to excessive activities and possible exhaustion. Attempt a bit of contemplation, focusing within your heart. This allows all new ideas to filter through your minds. Always ask, before acting, "Is this bringing forth Goodwill?" It is goodwill that navigates you through these tumultuous times.

TAURUS: You are like a professor in serious study, attempting to sort out details, feelings, instincts, and intuitions for the road ahead. The main key is truth. You may not know why you feel a certain way. However you must still express to others what is on your mind. You know the path is yet to be discovered because the past hasn't caught up to the present/future. You know to

move forward without right timing is foolish. Later you'll know how and why you felt these ways. Have courage.

GEMINI: It's good not to be discouraged. Love's hiding away so you can assess your wants, needs, and aspirations. Pleasure also seems to be hidden, delayed until just the right time to come out and play with you. Be very aware of the Aries solar eclipse. Know that love pours down on all of humanity during these times, and since you're Gemini, you're in the direct pathway to receive it. Contact friends and make this contact a weekly endeavor. You need friends now.

CANCER: It is important to nurture your sense of self, your past, present and future. And so, anything unresolved with family, friends, intimates and relationships (including those who have died) will reappear through feelings, thoughts, emotions, dreams and memories. Reconnect with forgiveness and with grace and remember there actually is no death. Just disappearance for a while. During this Aries time, ideas from the mind of God will be impressed upon your mind. Remain attentive.

LEO: It's almost as if you need a ship to navigate the rough tides going in and out of your life. See yourself at the seashore, building a fire close to the water's edge. Then contemplate both elements - fire and water. Together, they create a new reality, new creative identity and a new life direction. The challenge will be maintaining an inner poise if and when emotions arise. Talk with someone who loves you. And focus on cultivating all your talents and gifts. The new era will be calling soon for them.

VIRGO: You are able to be practical as well as creative with the use of money and finances. You are also organized when it comes to day-to-day events, plans, connections and agendas. Should you feel like an inner explosion is about to occur, you cultivate an inner focus which brings forth caution and care and balance and harmony. The days and weeks ahead are paradoxical. Stand in the middle where the light is. That will become your true adventure.

LIBRA: You contemplate and assess who you are and what you're able to provide to others, especially those close to you. You also review the opposite, asking yourself what exactly you need. Sometimes realizations can be difficult especially for Librans who seek balance and harmony above conflict, ease above constant change. Perhaps you are seeking more meaning and closeness and yet a new level of freedom. Quite a dilemma. Maintain more silence in order to do more listening. Listen with the heart. You will learn a lot. Silence and listening harmonize.

SCORPIO: Find ways to release the tension in your body, not necessarily through words but through exercise - walking, running, swimming, tennis, pickle ball, boating, cooking, music, etc. These help you express yourself. It's most important that movement occurs for it will sustain and stabilize any highly emotional trigger points. Daily life stresses make you feel like escape is necessary. Yes, do escape into the world of movement or music. Dancing helps too. Learn the Shuffle.

SAGITTARIUS: Focusing on health during springtime is a good choice. It prepares us for the

rest of the year. Think prevention. Study Ayurveda. The eclipse offers you a new sense of creative identity. You recognize when you are loving and truly mindful, your communication infuses others with strength and enthusiasm. Ponder upon your effects on others during the weeks and months ahead. This is a most potentially inspiring and artistic time for you. How will you use your time?

CAPRICORN: As you tend to needed domestic structures and disciplines a small voice, becoming louder and stronger, will begin to call for a release from restriction, for more freedom and time to be yourself. Be aware of this and also be careful with communication. You could become impatient and say things you later regret. You may work harder and longer to the point that exhaustion follows. Don't allow this to occur. In all ways you are valuable. And before tending to others, tend to yourself. That is practical.

AQUARIUS: It is important to maintain strict limits and agendas so time and money are not wasted. This is a discipline to be cultivated. When we have no discipline things fall to the wayside. We lose valuable time. Should you need anything, ask for it. Realize your communication abilities are excellent. Ask and it's given. Alternately, give and more will be asked of you. Both must occur. Think on your foundations and the goodness they provided. This goodness rules your life. Goodwill and gratitude heal us.

PISCES: What Pisces communicates often affects many people. In all ways and at all times, it's important to tell the truth about your experiences. Let people know both your inner and outer realities. There is most likely a challenging situation in your life now. Move toward it with grace and apply to it a loving will (ingness). Great good will come of it. Remember this when the road becomes difficult, rock-strewn, unsteady and unstable. It will only be for a short amount of time. Read Psalm 37.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.com.

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2024-01385352
TO ALL INTERESTED PERSONS: Petitioner: EMMY AFRAIM AFIFI GORGE, filed a petition with this court for a decree changing names as follows: EMMY AFRAIM AFIFI GORGE to EMMY AFRAIM GEORGY. The Court orders that all persons interested in this matter shall 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
05/07/2024 at 8:30 a.m.
D100 REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Huntington Harbour Sun Journal
DATE: 03/15/2024
Judge Layne H. Melzer
Judge of the Superior Court
Huntington Harbor Sun Journal
3/28,4/4,11,18/2024-140708

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 24FL000324
TO ALL INTERESTED PERSONS: Petitioner: JOY TROUP on behalf of CAMERON TROUP, a minor, filed a petition with this court for a decree changing names as follows: CAMERON JAMES

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TROUP to EASTON-LAITH AHMED. The Court orders that all persons interested in this matter shall 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
07/18/2024 at 1:30 p.m.
L74 REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 03/21/2024
Judge Julie A. Palafox
Judge of the Superior Court
Seal Beach Sun
3/28,4/4,11,18/2024-140842

NOTICE OF PETITION TO ADMINISTER ESTATE OF PEGGY L. HAGAR
Case No. 30-2024-01386972-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 PEGGY L. HAGAR
A PETITION FOR PROBATE has been filed by Gary K. Hagar in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Gary K. Hagar be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost will and codicils, if any, be admitted to probate. Copies of the lost will and any codicils are available for examination in the file kept by the court.

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ciils 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 on May 29, 2024 at 1:30 PM in Dept. No. MC05 located at 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 have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general person-

al 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: CAROL YOUNG ADAMS ESQ SBN 150060 LAW OFFICE OF CAROL YOUNG ADAMS 18377 BEACH BLVD STE 219 HUNTINGTON BEACH CA 92648 CN105489 HAGAR Apr 4,11,18, 2024 Seal Beach Sun 4/4,11,18/24-140869**

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2024-01387440
TO ALL INTERESTED PERSONS: Petitioner: KIMBERLEE RACHEL ALBIN, filed a petition with this court for a decree changing names as follows: KIMBERLEE RACHEL ALBIN to KIMBERLEE RACHEL TEISERE. The Court orders that all persons interested in this matter shall 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2024-01387440
TO ALL INTERESTED PERSONS: Petitioner: KIMBERLEE RACHEL ALBIN, filed a petition with this court for a decree changing names as follows: KIMBERLEE RACHEL ALBIN to KIMBERLEE RACHEL TEISERE. The Court orders that all persons interested in this matter shall 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.

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ing 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**
05/09/2024 at 8:30 a.m.
D100 REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 03/22/2024
Judge Layne H. Melzer
Judge of the Superior Court
Seal Beach Sun
3/28,4/4,11,18/2024-140890

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 24FL000320
TO ALL INTERESTED PERSONS: Petitioner: ZEXUAN WANG and JINGMEI ZHANG on behalf of KYLE ZHANG, a minor, filed a petition with this court for a decree changing names as follows: KYLE ZHANG to KYLE WANG. The Court orders that all persons interested in this matter shall 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**
06/27/2024 at 1:30 p.m.
L74 REMOTE
Lamoreaux Justice Center
341 The City Drive
Orange, CA 92868
A copy of this Order to Show Cause shall be published at least once each

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week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 03/21/2024
Judge Julie A. Palafox
Judge of the Superior Court
Seal Beach Sun
3/28,4/4,11,18/2024-140898

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEFFREY ROBERT RENNA
CASE NO. 30-2024-01386859-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 JEFFREY ROBERT RENNA
A PETITION FOR PROBATE has been filed by WILLIAM EUGENE RENNA in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that WILLIAM EUGENE RENNA 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 on **MAY 3, 2024 at 1:30 PM in Dept. CM06**

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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 have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. 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. Petitioner: 2359 Stanbridge Avenue, Long Beach, Los Angeles County, California, United States, 90815. Tel: 1-562-

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0704-5464
Huntington Harbour Sun Journal
4/4,11,18/2024 - 1400911

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01384153

TO ALL INTERESTED PERSONS: Petitioner: SANDRA MARIE WEST, filed a petition with this court for a decree changing names as follows: SANDRA MARIE WEST to SANDRA WEST. The Court orders that all persons interested in this matter shall 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
05/02/2024 at 8:30 a.m.
D100 REMOTE

Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Huntington Harbour Sun Journal
DATE: 03/11/2024
Judge Erick L. Larsh
Judge of the Superior Court
Huntington Harbour Sun Journal
4/4,11,18,25/2024-140935

TS No: CA08000750-23-1
APN: 149-403-20 TO No: 230297114-CA-VOI
NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 12, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 13, 2024 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 21, 2022 as Instrument No. 2022000313071, of official records in the Office of the Recorder of Orange County, California, executed by NICOLE ALEXANDRA FERYANITZ, A SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO

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THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 21231 DOVE CIRCLE, HUNTINGTON BEACH, CA 92646 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.  The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$ 2 , 2 4 1 , 5 3 2 . 3 8 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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 ex-

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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 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000750-23-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale.  Notice to Tenant NOTICE TO TENANTS FOR FORECLOSURES AFTER JANUARY 1, 2021 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000750-23-1 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. Date: March 25, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000750-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OB-

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TAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0458577 TO: HUNTINGTON HARBOUR SUN JOURNAL 04/04/2024, 04/11/2024, 04/18/2024
Huntington Harbour Sun Journal 4/4,11,18/2024-140954

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000199

TO ALL INTERESTED PERSONS: Petitioner: ASHLEY MILLAR on behalf of KYRIE MILLAR, a minor, filed a petition with this court for a decree changing names as follows: KYRIE SONNY ANTHONY MILLAR to KYRIE SONNY ANTHONY OLIVARES. The Court orders that all persons interested in this matter shall 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
06/13/2024 at 1:30 p.m.

L74 REMOTE

Lamoreaux Justice Center
341 The City Drive Orange, CA 92868
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Huntington Harbour Sun Journal
DATE: 02/23/2024
Judge Julie A. Palafox
Judge of the Superior Court
Huntington Harbor Sun Journal
3/21,28,4/4,11/2024-140419

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01389177

TO ALL INTERESTED PERSONS: Petitioner: ROBERTA ANN SCOTTY filed a petition with this court for a decree changing names as follows: ROBERTA ANN SCOTTY to ROBERTA ANN CHARLES. The Court orders that all persons interested in this matter shall 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
05/14/2024 at 8:30 a.m.

D100 REMOTE

Central Justice Center
700 Civic Center Drive

Legals-SB

West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun Newspaper
DATE: 03/29/2024
Judge Layne H Melzer
Judge of the Superior Court
Seal Beach Sun
4/4,11,18,25/2024-141084

NOTICE OF PUBLIC LIEN SALE

Notice is hereby given that Accurate Storage, LLC, located at 1011 Seal Beach Blvd., Seal Beach, CA 90740, (562)431-6424 intends to sell at public auction the personal property described below. The lien sale on said property will be held pursuant to section 21700-21716 of the Business & Professions Code, and provisions of Civil Code. The undersigned will sell at public auction by competitive bidding ending Thursday, April 25, 2024 at 3:00pm on www.storageauctions.net the following described goods: Miscellaneous household goods, furniture, bicycles, portable A/C unit, floating chair raft, fishing poles, rain kit, mattress, surfboard, power washer, tub, ice chest, miscellaneous containers of unknown content. These goods are the lien property of the following tenants: Erin Coleman, Joseph Dugan. Items are sold AS IS WHERE IS and must be removed at the time of sale. Accurate Storage, LLC reserves the right to refuse any bid or cancel the auction.

Seal Beach Sun
4/4,11/2024-141102

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000321

TO ALL INTERESTED PERSONS: Petitioner: BRENDON PEACOCK and FELICIA PEACOCK on behalf of LILLIAN HOPE PEACOCK, a minor, filed a petition with this court for a decree changing names as follows: LILLIAN HOPE PEACOCK to LILLIAN HOPE CHENG PEACOCK. The Court orders that all persons interested in this matter shall 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
07/18/2024 at 8:30 a.m.

L74 REMOTE

Lamoreaux Justice Center
341 The City Drive South Orange, CA 92868-3205
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 03/21/2024
Judge Julie A. Palafox
Judge of the Superior Court
Seal Beach Sun
4/4,11,18,25/2024-141110

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.
30-2024-01372862-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: FUXIN YANG filed a petition with this court for a decree changing names as follows: FUXIN YANG to ELAINE FUXIN YANG. The Court orders that all persons interested in this matter shall 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
04/24/2024 at 8:30 a.m.

D100 REMOTE

Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 02/28/2024
Judge Layne Melzer
Judge of the Superior Court
Seal Beach Sun
3/21,28,4/4,11/2024-140407

APN: 143-441-02 TS No: CA09000213-23-1 TO No: 8787811 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 25, 2020. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 13, 2024 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on June 30, 2020 as Instrument No. 202000308014, of official records in the Office of the Recorder of Orange County, California, executed by SA THI LY TRAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for IAPPROVE LENDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DE-

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SCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 16376 PONDEROSA STREET, FOUNTAIN VALLEY, CA 92708 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.  The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$666,087.76 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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

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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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000213-23-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000213-23-1 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. Date: March 29, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA09000213-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 714-949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0458810 To: HUNTINGTON HARBOUR SUN JOURNAL 04/11/2024, 04/18/2024, 04/25/2024

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Huntington Harbour Sun Journal 4/11,18,25/2024-141159

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN DAVID MARKHAM aka DAVID MARKHAM CASE NO. 30-2024-01386849-PR-LA-CMC ROA#2

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOHN DAVID MARKHAM aka DAVID MARKHAM A Petition for Probate has been filed by FRANCES ANNE MARKHAM in the Superior Court of California, County of ORANGE. The Petition for Probate requests that FRANCES ANNE MARKHAM 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 in this court on MAY 29, 2024 at 1:30 PM in Dept. CM05 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626-PRBATE. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: MICHELLE B. GRAHAM, 12830 El Camino Real, Ste. 350, San Diego, CA 92130, Telephone: 858.400.1307 3/28, 4/4, 4/11/24 **CNS-3796614# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/28,4/4,11/24-140751**

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Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday April 26, 2024 at 3:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com. Juan B Orellana Braden Barragan Barry M Schleider Leonardo C Valente Rory Mcintosh Jordan Soraya M Ghiassi Sydney M Beal Julia A Perez All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this April 11, 2024 by Seaciff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 4/11/24 **CNS-3800800# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 4/11/24-141154**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **May 1st, 2024**; 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: **6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221 12:00 PM** John Amba Saad Hamido Hourani 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 until the winning bidder takes possession of the personal property. 4/11/24 **CNS-3801336# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 4/11/24-141193**

NOTICE OF PETITION TO ADMINISTER ESTATE OF JANE R. ADKINS Case No. 30-2024-01390218-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 JANE R. ADKINS A PETITION FOR PROBATE has been filed by Merideth Faith in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Merideth Faith 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,

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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 June 6, 2024 at 1:30 PM in Dept. No. CM06 located at 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 have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 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 CREDIT-

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OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the

NOTICE INVITING BIDS

SEAL BEACH BOULEVARD AT NORTH GATE ROAD IMPROVEMENT PROJECT

CIP No. ST2301

\$546,135
Engineer's Estimate

City of Seal Beach
California

BIDS MUST BE RECEIVED BY: Wednesday, May 1, 2024, 10:00 a.m.

BIDS TO BE OPENED BY: Wednesday, May 1, 2024, 10:00 a.m.

PLACE OF BID RECEIPT: City of Seal Beach
Office of the City Clerk
First Floor
211 8th Street
Seal Beach, CA 90740

NOTICE IS HEREBY GIVEN that the City of Seal Beach, County of Orange, California, will receive up to, but not later than the time set forth above, sealed Bids for the award of a Contract for the above Project. All Bids shall be made on the bid proposal forms furnished by the City and placed, together with the accompanying documents and security, in a sealed package marked outside with the title of the Project and "SEALED BID FOR SEAL BEACH BOULEVARD AT NORTH GATE ROAD IMPROVEMENT PROJECT, PROJECT CIP No. ST2301 - DO NOT OPEN WITH REGULAR MAIL" and addressed to the City Clerk at the above address in a sealed envelope.

All Bids must comply with the requirements contained in this Notice and in the specifications and other Contract Documents. All Bids in apparent compliance with such requirements shall be opened and publicly read aloud at the above-stated time at the place of Bid receipt identified above.

SCOPE OF WORK. The Project includes, without limitation, furnishing all necessary labor, materials, equipment and other incidental and appurtenant Work necessary to satisfactorily complete the Project, as more specifically described in the Contract Documents. This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. The quantity of Work to be performed and materials to be furnished are approximations only, being given as a basis for the comparison of Bids. Actual quantities of Work to be performed may vary at the discretion of the City Engineer.

COMPLETION OF WORK: All Work shall be completed within **15 WORKING DAYS** following the date specified in the written notice to proceed from the City.

OBTAINING BID DOCUMENTS: Contract Documents for the above-referenced Project may be obtained on Planet Bids (www.solutions.planetbids.com). No Bid will be received unless it is made on the official bid proposal forms furnished by the City, is accompanied by an executed Noncollusion Declaration and is accompanied by a certified or cashier's check payable to the City or a satisfactory Bid Bond in favor of the City executed by the Bidder as principal and a satisfactory surety company as surety licensed in the state of California with a rating of B+ or better as stated from time to time by Standard and Poors', Moody's, or Bests', in an amount not less than 10% of the Bid amount, as provided in Public Contract Code section § 20170 et seq. Should the Bidder to whom the Contract is awarded fail to execute the subject Contract in conformity with the Contract Documents, and submit all required bonds, evidence of insurance coverages, and City business license, within fifteen (15) Working Days after the date of the delivery of the Contract Documents to the Bidder, such Bid security shall be forfeited pursuant to the City Charter and Seal Beach Municipal Code, except as otherwise provided by law. As used herein, "working day" means any day other than Saturday, Sunday and any day designated as a holiday by the City of Seal Beach.

REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS. In accordance with Labor Code Sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a Bid Proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5 [with limited exceptions for bid purposes only under Labor Code Section 1771.1(a)].

PREVAILING WAGES. In accordance with Labor Code Section 1770 et seq., the Project is a "public work." The selected Bidder (Contractor) and any Subcontractors shall pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. The Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This Project is subject to compliance monitoring and enforcement by the DIR.

BONDS. Each Bid must be accompanied by a cash deposit, cashier's check, certified check or Bidder's Bond issued by a Surety insurer, made payable to the City and in an amount not less than ten percent (10%) of the total Bid submitted. Personal or company checks are not acceptable. Upon Contract award, the Contractor shall provide faithful performance and payment Bonds, each in a sum equal to the Contract Price. All Bonds must be issued by a California admitted Surety insurer using the forms set forth in the Contract Documents, or in any other form approved by the City Attorney. Failure to execute the Contract with the City in conformity with the Contract Documents, and submit all required Bonds, evidence of insurance coverages, and City business license, within fifteen (15) Working Days after the date of the delivery of the Contract Documents to the Bidder, shall subject the Bid security to forfeiture pursuant to the City Charter and Seal Beach Municipal Code, except as otherwise provided by law.

LICENSES. Each Bidder shall possess a valid Class A Contractor's license issued by the California State Contractors License Board at the time of the Bid submission, unless this Project has any federal funding, in which case the successful Bidder must possess such a license at the time of Contract award. The successful Contractor must also possess a current City business license for the term of the Contract.

RETENTION SUBSTITUTION. Five percent (5%) of any progress payment will be withheld as retention. In accordance with Public Contract Code Section 22300, and at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a State or federally chartered bank as escrow agent, which shall then pay such moneys to the Contractor. Upon satisfactory completion of the Project, the securities shall be returned to the Contractor. Alternatively, the Contractor may request that the City make payments of earned retentions directly to an escrow agent at the Contractor's expense. No such substitutions shall be accepted until all related documents are approved by the City Attorney.

BIDDING PROCESS; RIGHT OF REJECTION OR WAIVER: The City reserves the right to reject any or all Bids or any parts thereof, and waive any irregularities or informalities in any Bid or in the bidding to the extent permitted by law and to make awards in all or part in the best interest of the City.
Seal Beach Sun 4/11,18/2024-141143

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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: ALLAN M SOTO ESQ SBN 206714 LAW OFFICES OF ALLAN M SOTO 7960 W MCFADDEN AVE WESTMINSTER CA 92683 CN105729 ADKINS April 11,18,25, 2024 **Seal Beach Sun 4/11,18,25/24-141237**

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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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000213-23-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000213-23-1 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. Date: March 29, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA09000213-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 714-949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0458810 To: HUNTINGTON HARBOUR SUN JOURNAL 04/11/2024, 04/18/2024, 04/25/2024