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<p>Across from the Beach 417 Ocean #1, Seal Bch Upgraded, First Floor Apartment 2 Bdrms, 2 Baths, 2 Car Garage with Sliding Doors Rented Rent: \$3495. Avail 2/25 1 800 992 8283 x 1003</p>	<p>Small 1 Bd Apt (388 sqft) 128 13th St, C Seal Beach 1 Bd, 1 Bath, Newer Heater Upgraded Rented Rent: \$1850. Avail: Now 1 800 992 8283 x 1004</p>
<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 Rented Rent: \$1795. Avail: Now 1 800 992 8283 x 1006</p>
<p>2 Bd Apt with Private Deck 16742 Lynn Lane D, Hunt Bch Upstairs, 2 Bds, 1 Full Bath Stv, Dishwasher, Laundry Car Garage, Pkg Space Rented 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 Rented Rent: \$2350. Avail: 10/15/23 1 800 992 8283 x 1008</p>

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Attn: Joyce Choi
2401 Seal Beach Bl.
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<p>309 8th Street #A Fully remodeled, fully furnished studio available on a flexible lease term! Top of the line fixtures, prime location! Avail: NOW Rent: \$2400</p>	<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>212 Main Street #A4 Remodeled office space in prime location, with additional conference room or separate private office. Avail: NOW Rent: \$2400</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>

TO VIEW PHOTOS VISIT
BAYTOWNREALTY.COM

SHANA KLISANIN
DRE#01196063

OFFICE: 562.596.6600
RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

ESOTERIC ASTROLOGY AS NEWS FOR WEEK
APRIL 3 - 9, 2024

APRIL - MERCURY RETROGRADE & THE PATH OF THE ECLIPSE

This is our last week of both Pisces and the winter sea April 1st began with Mercury stationing retrograde in Aries, sign of the Initiator. Eight days later, on April 8 we have a total solar eclipse. Both events are important, appearing in the fiery sign of Aries. A total solar eclipse signifies something deeply essential to/in our lives comes to an end, its purpose complete. Total eclipses occur during new moon times and this eclipse occurs at the Aries new moon (19 degrees).

The path of the eclipse covers a large swath of the United States, from southwest to northeast. The eclipse at 19 Aries touches upon the US Chiron (wound/healing) in Aries, and Uranus in Taurus (a wound, a healing, a sudden change). Total solar eclipses signify transformation, invite introspection; they carry an aura and wave of unpredictability sweeping through our lives. Eclipses are connected to the nodes (past karma and present/future dharma). They guide us back to our destined path.

Mercury retrogrades from 27 to 16 degrees Aries, from April 8 to April 25. Mercury retrograde is about returning to, contemplation upon and reconsidering who we are now and who we were in the past. Aries calls forth our self-identity and a re-imagining of ourselves.

The Mercury retrograde may feel very accelerated, for Aries is swift, fiery, edgy, irascible and impatient. Retrogrades broaden our horizons, awaken us to new perspectives. In Aries, our horizons are broadened about ourselves. Mercury retrograde is an in-between time, a time to catch up, a time of observing and planning.

Mercury retrogrades offer us an adventure, both interesting and promising. We look back and gather what was good and offer it to the present/future. It's a time of exploration, new possibilities to consider, a

RISA'S STARS

time of experimentation and perhaps when old flames again appear on our doorsteps.

Don't be upset when plans and schedules seem jumbled, appointments are missed, and if issues that were simmering simply exploded! It's all part of the actions that happen in retrogrades. This one, though, may be more fiery, more dynamic and dramatic than at other times due to Aries ruler, Mars, an impulsive, hasty and warring brother. Take note of communication (Mercury). Are the words a reaction or a response, impatient and sharp? Communication during retrograde times is often difficult and at times, impossible to comprehend.

Mercury retro in Aries brings to light hidden aspects of ourselves, new identities, unresolved issues and hopes, wishes and dreams we are finally able to recognize.

Let us align with the stream of the Will to Love streaming through our Earth - where love and will, heart and mind unite.

ARIES: Attempt to be in alignment this month, even in the topsy-turvy time of the retrograde. This is especially important for Aries, where both the retrograde and the eclipse is occurring. Note the many ideas appearing and making themselves known. Ideas from the Mind of God. Every word is important in terms of stabilizing your actions and self-identity. Stand tall and courageous, bring forth your self reliance and initiate what is needed in the world. You are one of the new world leaders.

TAURUS: As you continue to tend, care for and serve others, the retrograde asks you what value is it to have a spiritual or religious focus. What in your daily life is set aside as holy? Are you seeking to retreat behind the scenes which would allow you to ponder, think and study undistracted. You need that cabin in

the woods for a while. At times you are tending other people's life and death situation or medical emergencies. Know that all that you do is spiritually based and we know love underlies all your choices.

GEMINI: I hope you hurried about and did all preparations needed for the Mercury retrograde because it's here now - and due to your Mercury rulership, it's always an important inner time for you. Each retrograde prepares you for something important in the world. Perhaps to help dispel humanity's glimmers and illusions and to explain the purpose of our present Kali Yuga. As you enter the reflective state open your retrograde journal and begin to write about each day. At the end of the retrograde you will have an esoteric story to tell.

CANCER: There is an opportunity being offered to you in the sphere of family and friends. It's about nurturance of self and how it actually in turn nurtures your world. Perhaps you will be recognized more or called to lead or maybe a wish, hope or dream will be fulfilled. New people become part of your inner circle perhaps through a community interaction or by just walking through your neighborhood. Maintain in these interactions your morals, truths, ethics and ideals as you adapt and plan for a new future.

LEO: The retrograde calls you to think about your talents and gifts and how to finally become the leader and teacher you were meant to be. Work has a stabilizing influence and new ideas from the Mind of God occur and these develop new ways of relating to everyone - love underlying each contact. In the Aries retrograde what may appear is that you are more than you think you are, more than most see and recognize. What you truly are you become more and more as a balance between discipline, structure, will, love and kindness quite suddenly appears.

VIRGO: Secrets and mysterious things that go bump in the night! Things religious and spiritual and all about the soul. Asking questions concerning how best to order and organize life. All of these things occur during the retrograde. And even more! Although you are greatly organized, tending to plans and agendas that affect daily life now and the future later, you may feel like these tasks are impossible. Something deep within is calling and it means retreat from daily life activities for a while. Don't worry if you stumble. We are always treading backwards in the retrogrades. To see and understand what was before.

LIBRA: You must maintain patience during the retrograde. Especially with intimates and those you love. Let your heart fill up with a constant sustaining love. Simultaneously do not allow power struggles to create arguments or separations. Bring all information into the light of day for discussion. Listen carefully to hints that others may offer you in order to understand. Learn how to say "I understand and is there more you want to say?" These are magic words. And Mercury retro time calls for magic. Consider what would occur if you made peace with everyone.

SCORPIO: In your daily life it's good to be willing to listen carefully and agree with others to participate in their ideas, plans and agendas. This creates a great magnetic emotional balance within your life. You will be seen as one who is wise, intelligent and caring. This is a new persona for you and it helps when you cooperate, share, provide others with praise and attention and create Right Relations with all environments and kingdoms encountered. You need to rest more each day. Forgetting will be a daily encounter.

SAGITTARIUS: Things important now - being creative, tending to children, lovers, old flames, and being aware of what brings forth fun and pleasure. It will be

important to ponder upon the past which then is the subject matter of creating the present/future. Physical health too needs tending. In the meantime, remember to play a lot and seek only that which makes you happy, joyful and filled with bliss. Nostalgia may assail you and remembering the past may bring forth tears. What creative tasks did you let go of long ago? Don't let them be forgotten.

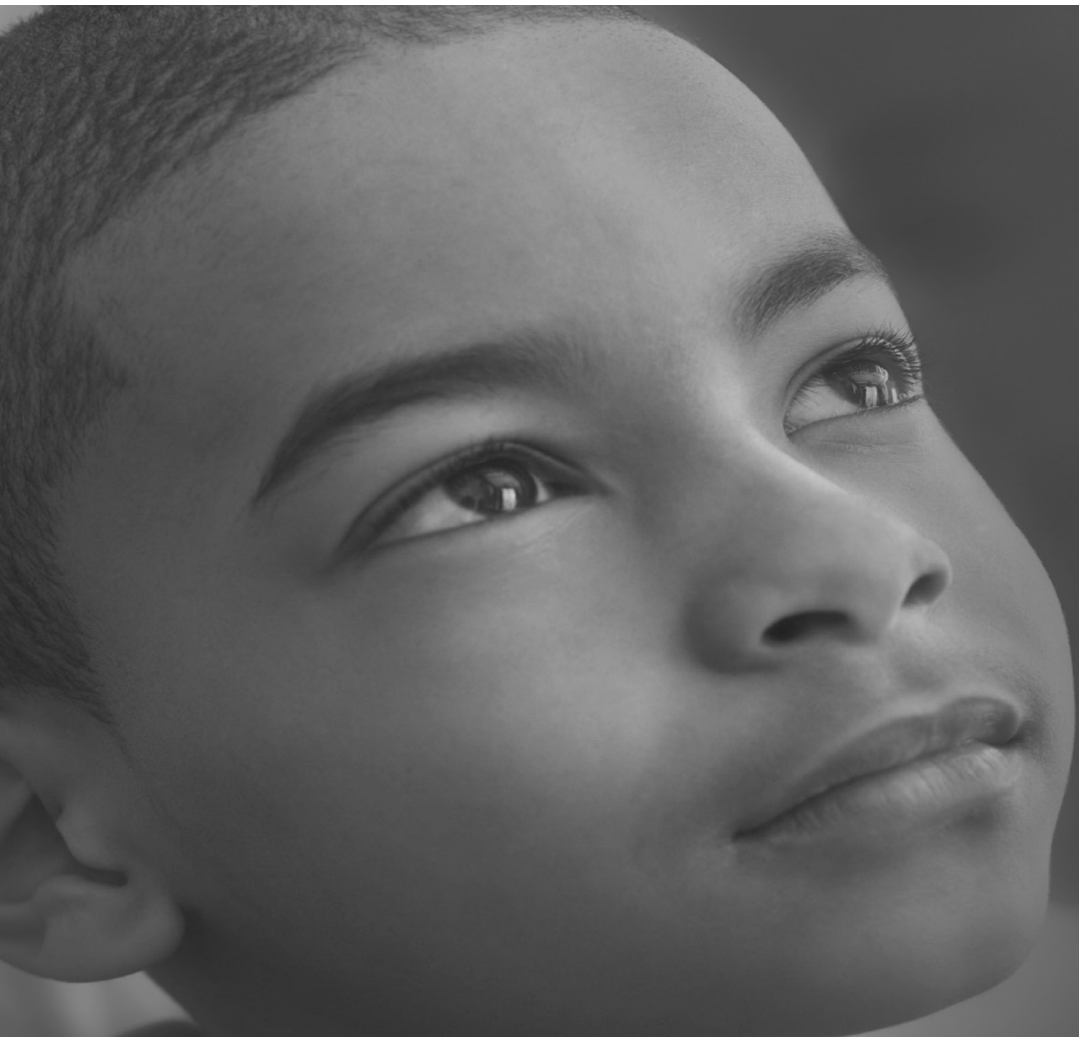
CAPRICORN: For those married and/or committed, turn to your partner and renew your vows and intentions. This leads to a deeper level of unexpected love and romance. It stabilizes the family especially if children are present. It is important at this time of crisis and change in our world, to remember to radiate Goodwill from your heart and Soul (five-pointed star above the head). Then people encountering you will wonder what's different about you and what's that light they see. When goodness and kindness is shown to others, they think a king or queen has arrived on the scene. Which Capricorns are.

AQUARIUS: What's occurring at home, with real estate, family, parents or your life's foundation? A new base of operations is attempting to form but there are changes you must bring about for this to occur. Either, as I've said before, you must move, accept and improve your present environment, or do whatever unsettles a previous choice for security. Take one step. The next ninety-nine will be taken by spirit. In the meantime be very very careful of communication. Speak clearly and slowly. Let kindness and goodwill be the tone that carries your words out into the world.

PISCES: You're entering many different realities seeking advice, counsel, suggestions, guidance and recommendations. Especially perhaps financial. After communicating with others gathering information and adding to your knowledge you come to new and vital conclusions. This and next week and the weeks ahead, remembering previous choices will lead to further research. Keep your spirits up. Remain in the garden. Plant seeds and lay the foundation for a perennial garden of medicinals and edible flowers. Renee's Garden Seeds is a good beginning.

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. 30-2024-01372862-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

T.S. No.: 22-6679
Notice of Trustee's Sale
Loan No.: *****6101
APN: 222-152-01 You Are In Default Under A Deed Of Trust Dated 5/8/2007. 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. A public auction sale to the

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highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Daniel Tetter, An Unmarried Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 5/11/2007 as Instrument No. 2007000307388 in book --, page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2014000390788 and recorded on 09/26/2014. Of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/15/2024 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$170,679.12 Street Address or other common designation of real property: 11051 Ticonderoga Dr Los Alamitos California 90720

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A.P.N.: 222-152-01 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. 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

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has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-6679. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 22-6679 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: 3/8/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Ques-

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tions: 949-427-2010 Sale Line: (800) 793-6107 Patricia Sanchez, Trustee Sale Officer
Seal Beach Sun
3/21,28,4/4/2024-140562

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

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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. GRAMHAM, 12830 El Camino Real, Ste. 350, San Diego, CA 92130, Telephone: 858.400.1307
3/28, 4/4, 4/11/24
CNS-3796614#
HUNTINGTON HARBOR SUN-JOURNAL HHSJ 3/28,4/4,11/24-140751

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. 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 CREDIT-

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ative 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. 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 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 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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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.

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 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,

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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 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.

Seal Beach Sun
3/28,4/4,11,18/2024-140890

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for Special Notice form is available from the court clerk. Petitioner: 2359 Stanbridge Avenue, Long Beach, Los Angeles County, California, United States, 90815. Tel: 1-562-704-5464

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 SYS-

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TEMS, INC., as Beneficiary, as nominee for **ATHAS CAPITAL GROUP, INC.**, A CALIFORNIA CORPORATION 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 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

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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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the

PUBLIC NOTICE - INVITATION TO BID

NOTICE IS HEREBY GIVEN that **Surfside Colony LTD**, hereinafter referred to as **SURFSIDE**, will receive sealed bids up to but no later than **2 p.m. PST on Thursday April 11, 2024** at Surfside Colony office ATTN: Board of Directors 89B Surfside Av. Surfside, CA 90743. At this time the bids will be opened and read aloud for the following:

BID #Pedestal Meter
Pedestal Meter- Install electrical underground conduit, pull wire and grounding per Edison drawing #1643228_0.01. Break and remove and replace concrete driveway per site directions approximately 50 square feet. Pedestal meter to be supplied by Owner Contact: K.C. Coultrup at coultrup@hotmail.com A NON-MANDATORY job walk is scheduled for Thursday April 8, 2024 at 10 a.m. The job walk will be held at Surfside Colony office 89B Surfside Ave, Surfside, CA 90743. The goal of the job walk is to provide prospective Bidders an opportunity to walk the site and familiarize themselves with conditions relating to Surfside, the site and the scope.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300 SURFSIDE requires that each bidder be licensed and in possession of the California State Contractors license required for the categories for which the work shall be performed. Either "A", "B" or appropriate subcontractor license classes shall be accepted and any Bidder not so specifically licensed shall be deemed non-responsive. Any technical or procedural questions must be submitted in writing to **K.C. Coultrup at coultrup@hotmail.com**. Request for Information (RFI) must be received no later than April 9, 2024 or the RFI will not be addressed. Time is of the essence. All work must be completed on the date specified on the Notice to Proceed. The work is expected to be awarded by April 12, 2024 with work starting on approximately April 22 and completing by April 30, 2024.

No Bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids. Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount of not less than 10% of the total bid price, payable to SURFSIDE. Each Bidder and its subcontractors must be in compliance with Senate Bill 854 and the California Department of Industrial Relations (DIR) requirements and must be registered with the DIR in order to submit a bid and be awarded a contract for public work on a public works project. All Bidders and their subcontractors shall carefully review the DIR website <http://www.dir.ca.gov> for all applicable requirements to be eligible to bid on this project.

The DIR has determined the general prevailing rates of per diem wages for the locality in which the work is to be performed for the Project. Copies of these wage rate determinations, entitled Prevailing Wage Scale, are available at www.dir.ca.gov. It shall be mandatory upon the successful Bidder and its subcontractors to pay not less than said specified rates to all workers employed by them for the Project. SURFSIDE reserves the right to reject any and all bids and necessarily accept the lowest bid price submitted, and to waive and irregularities or informalities in any bid. The right is also reserved to by SURFSIDE to select the Bidder in their opinion will best serve the needs of Surfside Colony LTD and their shareholders Pursuant to Section 22300 of the Public Contract Code the contract will contain provisions permitting the successful bidder to substitute securities for any monies withheld by SURFSIDE to ensure performance under the contract or permitting payment of retentions earned directly into escrow by: **K.C. Coultrup Project Manager for Surfside Colony LTD**
Seal Beach Sun 3/28,4/4/2024-140723

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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 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file

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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 T S 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 OBTAINED 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

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 043493-ST (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: SKEWERS LEBANESE FOOD, 16552 BOLSA CHICA STREET, HUNTINGTON BEACH, CA 92649 (3) The location in California of the chief executive office of the Seller is: 16552 BOLSA CHICA STREET, HUNTINGTON BEACH, CA 92649 (4) The names and business address of the Buyer(s) are: KAWASHTI MEDITERRANEAN FOOD LLC, 16835 ALGONQUIN STREET #384, HUNTINGTON BEACH, CA 92649 (5) The location and general description of the assets to be sold are ALL STOCK IN TRADE, FURNITURE, FIXTURES AND EQUIPMENT, INTANGIBLE ASSETS AND GOODWILL of that certain business located at: 16552 BOLSA CHICA STREET, HUNTINGTON BEACH, CA 92649 (6) The business name used by the seller(s) at that location is: SKEWERS LEBANESE STREET FOOD (7) The anticipated date of the bulk sale is APRIL 22, 2024 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. Burbank, CA 91505, Escrow No. 043493-ST, Escrow Officer: STEPHANIE TOTH. (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is APRIL 19, 2024. (10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three

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years before the date such list was sent or delivered to the Buyer are: NONE Dated: MARCH 28, 2024 Transferees: KAWASHTI MEDITERRANEAN FOOD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY By: /S/ HATEM IBRAHIM SHEHATA KAWASHTI, MANAGER 4/4/24 CNS-3799177# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 4/4/24-140994

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(UCC Sec. 6101 et seq. and B & P 24073 et seq.) Escrow No. 24-16809-TN NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: BARVAL STEBO, INC., 5914-5918 WARNER AVE, HUNTINGTON BEACH, CA 92649 Doing Business as: MR KEGS

All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE

The name(s) and address of the Buyer(s)/Applicant(s) is/are: NN LIQUOR LLC, 3354 W. ORANGE AVE, APT 46, ANAHEIM, CA 92804

The assets being sold are generally described as: ALL FURNITURES, FIXTURES, EQUIPMENT, TRADENAME, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and is/are located at: 5914-5918 WARNER AVE, HUNTINGTON BEACH, CA 92649 The type of license to be transferred is/are: 21-OFF-SALE GENERAL now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the anticipated sale date is APRIL 30, 2024

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$272,000.00, inventory estimated at \$100,000.00 additional, which consists of the following: DESCRIPTION, AMOUNT: CASH \$236,000.00; PROMISSED NOTE \$136,000.00; TOTAL \$372,000.00

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. SELLER(S)/LICENSEE(S) : BARVAL STEBO, INC. BUYER(S)/APPLICANT(S) : NN LIQUOR LLC 2245667-PP HHSJ 4/4/24 Huntington Harbour Sun Journal 4/4/2024-141078

Legals-SB

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

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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

Legals-SB

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 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

Legals-SB

Judge Layne H Melzer Judge of the Superior Court Seal Beach Sun 4/4,11,18,25/2024-141084

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

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, rinse 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

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2023-01983-CA 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 no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 OF TRUSTEE'S SALE

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 this 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 2924d 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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2023-01983-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Seal Beach Sun 3/21,28,4/4/2024-140377

T.S. No.: 2023-01983-CA

A.P.N.:199-164-24 Property Address: 637 BEACH COMBER DRIVE, SEAL BEACH, CA 90740

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要 请参考: 本첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROOMG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÀNG LA BÀN TRÌNH BÀY TỜ MƯỢC VÉ THỜNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/18/2006. 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.

Trustor: KIM A WELLS, A SINGLE WOMAN Duty Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 09/22/2006 as Instrument No. 2006000634107 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 04/24/2024 at 03:00 PM Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 403,885.60

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

NOTICE OF TRUSTEE'S SALE

All right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 637 BEACH COMBER DRIVE, SEAL BEACH, CA 90740 A.P.N.: 199-164-24

The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, 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 obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 403,885.60.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned