

**BAYTOWN REALTY**  
PROPERTY MANAGEMENT

**COASTAL RENTALS**

DISCOVER YOUR DREAM HOME BY THE BEACH!

*Property Owners*

We have a list of qualified prospective tenants waiting for Seal Beach properties. Contact us to fill your vacancies today!

<b>212 Main Street #A4</b> Remodeled office space in prime location, with spacious additional conference room or for a private office w/ built ins. <b>Avail: NOW</b> <b>Rent: \$1950</b>	<b>1632 Ocean GARAGE</b> Two individual garages both available for rent. Use for storage or extra parking. Both have remotes and in prime location. <b>Avail: NOW</b> <b>Rent: \$400/garage</b>
<b>1632 Ocean Ave #A</b> Quaint 1 bed, 1 bath with prime location, spacious front fenced patio, w/ vinyl flooring and granite kitchen counters. Pets allowed! <b>Avail: NOW</b> <b>Rent: \$2300</b>	<b>124 3rd Street #A</b> Over 1000sqft 2 bed, 1 bath w/ stainless steel <b>RENTED</b> corner location, and in unit laundry w/ patio space. Pets allowed! <b>Avail: NOW</b> <b>Rent: \$3200</b>

TO VIEW PHOTOS VISIT  
**BAYTOWNREALTY.COM**

**SHANA KLISANIN**  
DRE#01196063

OFFICE: 562.596.6600  
RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

**CLASSIFIEDS**

Classified space and copy deadline is Tuesday at 12:00 p.m.

**562-430-7555**

**DO YOU OWN A BUSINESS?**

File your Fictitious Business Name Statements here.. We do the work for you.

Ask about our special VIP package which includes:

- Name Search
- Court Filing

• Publishing in both Orange County & Los Angeles County

Contact us now!

**562-430-7555**

**legals@localnewspapers.org**

**SERVICES**

**HELP WANTED • RENTALS**

**PERSONALS**


**LOOKING FOR SELLING OR BUYING**

**YARD SALES • ETC.**

**CALL US FOR ALL YOUR ADVERTISING NEEDS**

**562-430-7555**

DRE#: 01237349



**AMERICAN BEACHSIDE = BROKERS**

816 Electric Avenue, Seal Beach

*We're Placing The Beach Within Your Reach*

<b>Dog Friendly House for Rent</b> 308 14th St, Seal Beach 1440 SqFt One Story House Remodeled Granite Kitchen All Appliances, Gas Fireplace Bamboo Floors, Washer/Dryer Rear Yard, Garage, Front Porch <b>Rent: \$4995.</b> Avail 5/20/24 1 800 992 8283 x 1001	<b>Small Studio Apartment</b> 128 13th St, E, Seal Beach First Floor, 288 Sqft, Screen Utilities Paid, Full Bathroom Stovetop, Granite Counters Laminate Floor, Storage <b>Rent: \$1675.</b> Avail 6/5/24 1 800 992 8283 x 1002
<b>Furnished House w/2 Patios</b> 413 Ocean Ave, Seal Beach 3 Bdrm, 1.5 Bath Front House 1100 sqft <b>PENDING</b> Seal Beach & Main Street <b>Rent: \$4795.</b> Avail: Now 1 800 992 8283 x 1003	<b>1 Bedroom Apt w/Garage</b> 109 Dolphin #1, Seal Bch One Story, 1 Bdrm, 1 Bath Hardwood Flrs, Front Patio Stove/Refrig, Walkin Closet Common Laundry Room, 1 Car Garage w/Opener <b>Rent: \$2395</b> Avail 5/27/24 1 800 992 8383 x 1004
<b>Furnished 2 Story House</b> 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 <b>Rent: \$5500.</b> Avail: Sept. 1st 1 800 992 8283 x 1005	<b>Large 2 Bdrm 2 Bath Apt</b> 16682 Algonquin HBeach Dining Area, Pergo Floor 2 Balconies, Stove/Dishw Community Laundry Rm Garage & Parking Space <b>Rent: \$2795.</b> Avail 6/5/24 1 800 992 8283 x 1006
<b>2 Bd Apt with Private Deck</b> 16742 LynnLane D, Hunt Bch Upstairs, 2 Bds, 1 Full Bath Stv, Dishwasher <b>RENTED</b> Car Garage, Pkg Space <b>Rent: \$2495.</b> Avail 2/1/24 1 800 992 8283 x 72	<b>One Story Vintage Duplex</b> 517 Roswell, Long Beach 2 Bedrooms 1 Bath <b>RENTED</b> Call Viki 714 313 1486

To View Our Current Listings, Go To:  
**LivingByTheBeach.com**

**Melissa Gomez**  
Broker - Owner - GRI - PSA  
**562-599-9509**

**INVESTMENTS • SALES • LEASING**

**ESOTERIC ASTROLOGY AS NEWS FOR MAY 15 - 23, 2024**

**GEMINI FESTIVAL OF HUMANITY & GREAT INVOCATION DAY**

Mother's Day is this Sunday, May 12. The moon is on Monday, May 20th, the Sun enters Gemini, sign of the two brothers and their two lights. During Gemini, the New Group of World Servers prepares for the Gemini Festival of Humanity and World Invocation Day. The Gemini festival occurs at the full moon on Thursday, May 23rd. This is the third most important solar festival of the year. At the Gemini Festival, the Forces of Reconstruction enter the Earth and the great mantra of love and direction, the Great Invocation, is intoned by the Christ. The Sunday before the Gemini festival, May 19th, is the festival of Pentecost - when the Holy Spirit (Ray 3) fills the minds of humanity with the fire of divine intelligence

Gemini is a playful, adaptive and happy sign, the "light of interplay," a line of light beams revealing all that opposes. Gemini is small sparks of everyday light that brings forth Goodwill and Right Relations.

Gemini displays for us the fact of duality in our world, through the two brothers, Castor and Pollux. They each hold a light - one is waning (Castor, the personality light) and the other is waxing in light (Pollux, the Soul). As they display the basic duality in form and matter, the principle of balancing those dual forces (via love) is also revealed.

Gemini, Masonry and the Pillars - To enter a Lodge of Masonry, one walks by two columns (pillars) called Boaz (power, might) and Joachim (upright, stable). They represent the Sun and moon, harmony and balance. These pillars are also in front of King Solomon's Temple, signifying a portal to the wisdom teachings, the ageless mystery teachings. The pillars also represent the two separative forces,

**RISA'S STARS**

dissonance and harmony, only able to be brought together by love (Ray 2).

Gemini changes, mutates, rearranges and adjusts things so the Soul can come forth to direct the personality. Our world is made of dualities - day/night, light/dark, sun/moon, up/down, out/in, masculine/feminine, etc. Duality is a relationship of two things. There is a vital and equalizing relationship between them. Duality is neutral in its nature. Gemini, esoterically (inner), receives and distributes Ray 2 (Love/Wisdom). When duality is understood (and accepted), love and wisdom result. (read more each day at Risa D'Angeles FB page & on Night Light News - www.nightlightnews.org/)

ARIES: Your patience and deliberateness are restrained, there are traditional, stable, responsible and detailed aspects of yourself and these help you do and be successful in the outer world. Few if any, except astrologers, may know this about you. Those qualities are gradually internalized. Then you begin to assess your personal value and worth. You know it's not how much money you have. It's more about perseverance, reliability and being steadfast in adversity and challenges.

TAURUS: Your patience and deliberateness are how you assess anything new, moving step-by-step, thinking everything through with focused care. You're also visionary, continually developing an illumined mind influenced by the Pleiades, Aldebaran and Alcyone (stars in the Pleiades). You bring forth the wisdom of the Buddha. When faced with a monetary situation you're quick and instinctive. These are your gifts. Ponder them with a partner under Venus, the evening star.

GEMINI: It's most important that your work in the world aligns with your sense of self and your values. Gemini is a complex, dual sign. You have a fluid mind and so often information must be filtered through your emotional field. Therefore that field (astral) must be clear, pure, with no judgments or opinions. This purity must be developed. You're the sign of hidden treasures few are aware of. Security for you isn't money or wealth. It's emotional ethics and whom and what you love. What DO you love?

CANCER: There's a challenge now for you to emerge from under your Cancer shell, feel safe in the world of form, cultivate a sense of adventure, step beyond comfort and tend to things more cultural, artistic and on the edge. What would that be for you? Build your sense of charisma (heart-self) with others. It furthers self-expression and creativity, things you deeply seek. Above everything else, you need activities that are enjoyable, entertaining, pleasurable and most of all, fun. What is fun for you?

LEO: Most Leos are charming. Some are hidden. But all are magnetic - an important quality to understand because it attracts others to you. When you are aware of this you will either be kind and compassionate or you will create fear if your power does not also include equal amounts of Love. In their hearts what are people seeking when encountering you? Light, intelligence, vitality, discipline, direction and guidance and the willingness to Love. People seek your heart.

VIRGO: Within your excellent qualities of order, discipline and lists of organized ideas, you also secretly seek diplomacy. All Virgos are also learning to cultivate tact, refinement, and how to relate to

as it hides behind constant enthusiasm. Therefore, working under rules and regulations, you have a very serious side. This you must begin to value. It is your discipline and your wisdom. You are also a hidden foodie and musician.

CAPRICORN: You exhibit great control, discipline, structure and reserve, often playing the role of the eldest child, parent, responsible wise one. Traditions are most important either by creating or following them. But there is another valuable part to you, that of being progressive and inventive. Through these you enter the future, making you quite different than most. Often people can't quite figure out who you are with your abilities to change quickly and to offer everyone freedom to be (you and me).

AQUARIUS: It is important to acknowledge that you, like the planet Uranus, are distinctly different than most. Aquarius flows through Uranus and thus both influence you. Do you know Uranus is tipped on its side, its atmosphere is arranged in layers of clouds, its magnetic-tail is twisted into a long corkscrew, its magnetic field's source is unknown, it's blue/green, has a moon, many rings and satellites, seventh planet from the Sun and 3rd largest planet in the solar system? This unusual planet rules your entire life. Value your differentness. It's unique and beloved by many.

PISCES: The two signs most misunderstood are Scorpio and Pisces. Often the fish is seen as wandering about, a bit too idealistic for most and too sensitive for everyone. In the outer world Pisces can seem lost and dreamy if not confused. But there is more to the sign of the two fishes. You're also very brave and courageous especially when someone is in danger. You're independent and always acknowledge others' gifts, which you see while others cannot. When spontaneous a light fills the air. When sad you fall into despair. Always take action. It brings you freedom.

LIBRA: Your bright smile and the light in your eyes invite others to enter your field and begin to talk about themselves. They share joys and sorrows and then want to be friends with you. Libra on the Soul level brings forth harmony, fairness, justice and kindness. If not yet within this Soul reality, visualize yourself stepping into it. The results will lessen your fear and vulnerability around money and resources and the boundaries you have created to protect yourself will be less critical and more loving. Forgiveness will arrive.

SCORPIO: You're aware that whatever you do often mystifies if not challenges others. These are Scorpio's tasks. As your life ceaselessly shifts, changes, transforms and regenerates, you turn and ask (demand, actually) the sign of others. Because your life has such intensity, you must schedule regular times for rest and retreat - times to gather strength, and rediscover inner meaning and purpose. Vision is found here, too. Only a few know amidst these fluctuations and variations, you're also a visionary.

SAGITTARIUS: Although you usually view life with optimism and a broad hopefulness and although you're an imaginative thinker who sees signs and reads oracles in every situation, you also have a sense of being duty bound, responsible, traditional and conservative. Most aren't aware of this

All real estate advertised herein for sale or for rent is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, such preference, limitation or discrimination. SUN Newspapers will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. To complain of discriminations, call HUD toll-free at: 1-800-347-3739

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.

Legals-SB

Legals-SB

Legals-SB

Legals-SB

Legals-SB

Legals-SB

Legals-SB

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHARLES M. ARDOLINO CASE NO. 30-2024-01394802-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHARLES M. ARDOLINO.

A PETITION FOR PROBATE has been filed by MAUREEN ARDOLINO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MAUREEN ARDOLINO 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 as follows: 06/26/24 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

**NOTICE IN PROBATE CASES**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 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 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 MARK E. LEWIS - SBN 162786

LAW OFFICES OF MARK E. LEWIS & ASSOC. 17011 BEACH BLVD., STE. 150 HUNTINGTON BEACH CA 92647

Telephone (714) 847-8586 5/2, 5/9, 5/16/24

CNS-3807275#

HUNTINGTON HARBOR SUN-JOURNAL

HHSJ 5/2,9,16/24-141893

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BLEND L. COSTIN aka BLEND LEE COSTIN**

Case No. 30-2024-01394835-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BLEND L.

COSTIN aka BLEND LEE COSTIN

A PETITION FOR PROBATE has been filed by Trevor Cho Costin in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Trevor Cho Costin be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on June 27, 2024 at 1:30 PM in Dept. No. CM07 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 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:

PAUL HORN ESQ SBN243227

PAUL HORN LAW GROUP PC

11404 SOUTH STREET CERRITOS CA 90703

CN106351 COSTIN May 2,9,16, 2024

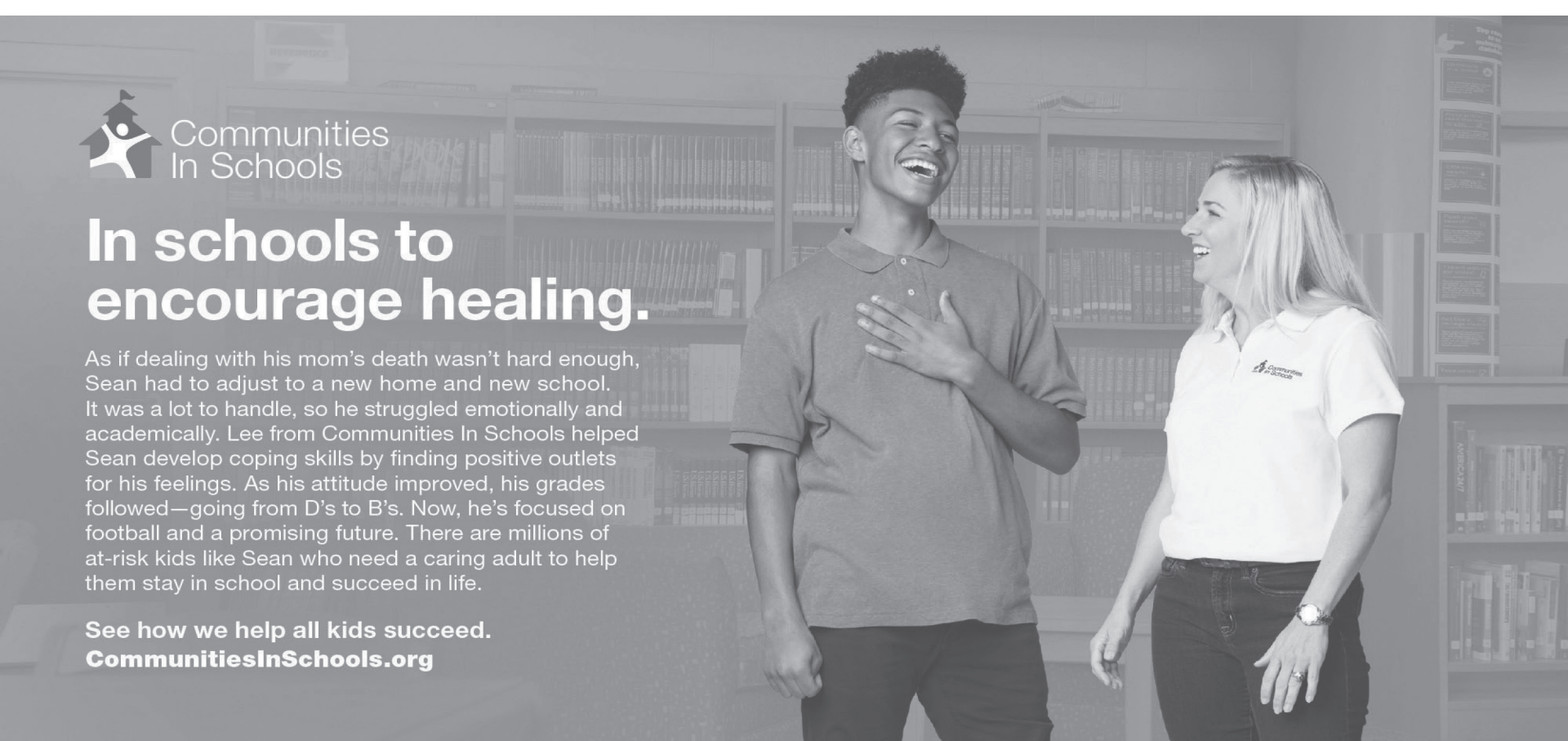
Seal Beach Sun 5/2,9,16/24-141970

**NOTICE OF TRUSTEE'S SALE TS No. 1995-002 APN: 932-181-92 YOU ARE IN DEFAULT UNDER A LIEN FOR DELINQUENT ASSESSMENTS RECORDED ON 12/16/2022. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that, LAW OFFICE OF TARY C. LOOMIS-THERRIEN, TARY C. LOOMIS-THERRIEN, as duly appointed trustee pursuant to the Notice Of Delinquent Assessment Lien dated 12/14/2022 and recorded 12/16/2022, as Instrument No. 2022000410426 of Official Records in the County Recorder of ORANGE, State of California,**

on behalf of Fountain Crest Homeowners Association pursuant to the terms of those certain covenants, conditions and restrictions recorded on 4/11/1986, as Instrument No. 86-145780. WILL SELL AT PUBLIC AUCTION ON 05/22/2024 AT 01:30 P.M., to the highest bidder for cash, payable at the time of sale in lawful money of the United States, all right, title and interest in the real property purportedly owned at the time of said lien by BENJAMIN BREWER, the real property situated in ORANGE County, California and purportedly described with the street address or common address as: 17333 BROOKHURST ST, #D6, FOUNTAIN VALLEY, CA 92708. The Sale will be held At The North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The property heretofore described is being sold "as is". The sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said lien. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$15,260.17. Accrued assessments, interest and additional costs, expenses and advances, if any, will increase the foregoing amount prior to Sale. Pursuant to California Civil Code Section 5715, the property is being sold subject to a right of redemption. The redemption period within which the property may be redeemed from the foreclosure sale ends ninety (90) days after the 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. NO-TICE 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 (916) 939-0772 or visit this internet website nationwideposting.com using the file number assigned to this case 1995-002. 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: 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 nationwideposting.com, using the file number assigned to this case 1995-002 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. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, secured party retains the rights under the security instrument, including the right to foreclose its lien. Dated: 03/25/2024 Tary C. Loomis-Therrien Law Office of Tary C. Loomis-Therrien Trustee for Fountain Crest Homeowners Association 23272 Mill Creek Dr., Ste 130, Laguna Hills California, 92653 Phone: (949) 459-0906 By: TARY C. LOOMIS-THERRIEN SALE INFORMATION CAN BE OBTAINED ONLINE AT nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL Nationwide Posting At (916) 939-0772 THIS OFFICE IS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE NPP0458974 To: HUNTINGTON HARBOR SUN JOURNAL 05/02/2024, 05/09/2024.



**In schools to encourage healing.**

As if dealing with his mom's death wasn't hard enough, Sean had to adjust to a new home and new school. It was a lot to handle, so he struggled emotionally and academically. Lee from Communities In Schools helped Sean develop coping skills by finding positive outlets for his feelings. As his attitude improved, his grades followed—going from D's to B's. Now, he's focused on football and a promising future. There are millions of at-risk kids like Sean who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed. **CommunitiesInSchools.org**



