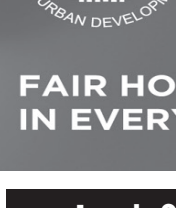


A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life—like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:
hud.gov/fairhousing



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Legals-SB

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
23CMCV01464
NOTICE TO DEFENDANT:
(Aviso al Demandado):
EDWARD MENDY, an individual; JASON SCHLESSINGER, an individual; NAMARTIN CONSTRUCTION SERVICES, LLC, a Louisiana Corporation; and DOES 1 through 25
YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
RAFAEL COBIAN, an individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp/), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help

Legals-SB

Center (www.courtinfo.ca.gov/selfhelp/), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de Califor-

Legals-SB

nia, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exte-
nidos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: Compton Courthouse, 200 West Compton Blvd, Compton, CA 90220. El nombre, dirección y número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es: DORON F. EGHBALI, ESQ., 9701 WILSHIRE BLVD., SUITE 1000, BEVERLY HILLS, CA 90212; (310)651-3065
Date: 09/11/2023
Clerk, by (Secretario)
T. Carlson
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.

Huntington Harbor Sun Journal
5/16,23,30,6/6/24-142290

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000489

TO ALL INTERESTED PERSONS: Petitioner: TIANZI CHEN and SHUO LI on behalf of KEREN CHEN LI, a minor, filed a petition with this court for a decree changing names as follows: KEREN CHEN LI to CHBE KEYI LI. 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 be-

Legals-SB

fore 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
09/05/2024 at 8:30 a.m.
L74 REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-1570
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause 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: 05/01/2024
Judge Eric J. Wersching
Judge of the Superior Court
Seal Beach Sun
5/16,23,30,6/6/2024-142239

APN: 159-263-04 TS No: CA05000006-24-1 TO No: 240005349-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 January 15, 2003. 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 June 24, 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

Legals-SB

sale contained in that certain Deed of Trust Recorded on January 28, 2003 as Instrument No. 2003000103807, of official records in the Office of the Recorder of Orange County, California, executed by RANDEL S. HINES AND NICOLE J. HINES, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 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: 18703 CLUB LANE, HUNTINGTON BEACH, CA 92648 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 \$259,938.24 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at

Legals-SB

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 resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the prop-

Legals-SB

erty. 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, CA05000006-24-1. 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. 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 CA05000006-24-1 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: May 10, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000006-24-1 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.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0460580 To: HUNTINGTON HARBOUR SUN JOURNAL 05/23/2024, 05/30/2024, 06/06/2024 **Huntington Harbour Sun Journal 5/23,30,6/6/2024-142601**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01399313
TO ALL INTERESTED PERSONS: Petitioner: MELODY ANN JOYCE CHEN filed a petition with this court for a decree changing names as follows: MELODY ANN JOYCE CHEN to EMMA ANN JOYCE CHEN. 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
07/02/2024 at 8:30 a.m.

Dept. D100 REMOTE
Central Justice Center
700 Civic Center Drive,
West

Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause 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: 05/15/2024

Judge Layne H. Melzer

Judge of the

Superior Court

Seal Beach Sun

5/23,30,6/6,13/24 -

142570

Trustee Sale No. 1205758
Notice of Trustee's Sale
Loan No. 700100966-700
Title Order No. APN 242-173-13 TRA No. You Are In Default Under A Deed Of Trust Dated 10/15/2008. 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 06/26/2024 at

03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on October 15, 2008 as Document Number 2008000477608 of official records in the Office of the Recorder of Orange County, California, executed by: Edward A. Verdugo, a single man, as Trustor, Allied Healthcare Federal Credit Union, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At: At front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Lot 25 In Block 29, Town Of Los Alamitos, In The City Of Los Alamitos, County Of Orange, State Of California, As Per Map Recorded In Book 1, Page 25 Of Record Of Surveys, In The Office Of The County Recorder Of Orange County. Excepting Therefrom All Oil, Gas, Minerals And Hydrocarbon Substances That May Be In Or Under Said Property Below A Depth Of 500 Feet From The Surface, Without The Right Of Surface Entry In And Upon The Surface Of Said Land, As Reserved By Roy A. Wright, A Widower In Deed Recorded November 24, 1964 In Book 7314, Page 525 Of Official Records. APN: 242-173-13 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: 3691, 3695 and 3699 Kattella Ave., Los Alamitos, CA 90720. 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, 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 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, to-wit: \$284,858.05 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will

be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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 (858) 410-2154, or visit this internet website [iSee Link Below], using the file number assigned to this case [TS 1205758] 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. For information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 5/16/24 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee

Seal Beach Sun
5/23,30,6/6/24 - 142700

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000510

TO ALL INTERESTED PERSONS: Petitioner: MATTHEW RAFIE & FATEMEH KHODARAHMI on behalf of ROSE RAFIEZADEH, a minor, filed a petition with this court for a decree changing names as follows: ROSE RAFIEZADEH to ROSE RAFIE. 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

09/05/2024 at 1:30 p.m.

REMOTE

Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause 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: 05/06/2024

Judge Julie A. Palafox

Judge of the

Superior Court

Huntington Harbour Sun

Journal

5/23,30,6/6,13/24 -

142686

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01400389

TO ALL INTERESTED PERSONS: Petitioner: BRIAN TRAVIS OVIATT filed a petition with this court for a decree changing names as follows: BRIAN TRAVIS OVIATT to BRIAN FOX MAVOR. 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 8:30 a.m.

D100 REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be pub-

lished 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: 05/20/2024
Judge Layne H. Melzer
Judge of the
Superior Court
Huntington Harbour Sun Journal 5/23,30,6/6,13/24 - 142767

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. CM08 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
5/30, 6/6, 6/13/24

CNS-3816973#

HUNTINGTON HARBOUR SUN-JOURNAL

HHSJ 5/30,6/6,13/24-

142755

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

LINDA LOUISE EXLEY CASE NO. 30-2024-01398333-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 LINDA LOUISE EXLEY

A PETITION FOR PROBATE has been filed by ROGER WESLEY LOVIL in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that ROGER WESLEY LOVIL 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 26, 2024 at 1:30 PM in Dept. CM05**

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

son 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: ROGER WESLEY LOVIL, 3979 E. SABINO TRAIL, COTTONWOOD, AZ 86326.
TEL: 928-634-6227

Seal Beach Sun

5/30,6/6,13/2024 - 142817

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DONALD TESTA CASE NO. 30-2021-01202560-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 DONALD TESTA.

A PETITION FOR PROBATE has been filed by WILMINGTON TRUST, N.A., AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA, MERRILL LYNCH TRUST 2014-C19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C19 in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JEFFREY I. GOLDEN be appointed as personal representative to administer the estate of the decedent.

A HEARING on the petition will be held in this court as follows: 07/18/24 at 1:30PM in Dept. CM07 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

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: ERIN M. ANDERSON, ESQ.

LAW OFFICE OF ERIN M. ANDERSON 5152 KATELLA AVE #104, LOS ALAMITOS, CA 90720 BSC225236

Seal Beach Sun 6/6,6/13,6/20/2024-143162

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000534

TO ALL INTERESTED PERSONS: Petitioner: MATTHEW RAFIE & FATEMEH KHODARAHMI on behalf of RONICA SADAT RAFIEZADEH TAEI ZAVAREH; AKA RONICASADAT RAFIEZADEH TAEI ZAVAREH; AKA RONICASADAT RAFIEZADEHTAEI ZAVAREH; AKA RONICASADAT RAFIEZADEHTAEI ZAVAREH to RONICA RAFIE b) AKA RONICASADAT RAFIEZADEH TAEI ZAVAREH to RONICA RAFIE. 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 09/26/2024 at 8:30 a.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:

Huntington Harbour Sun Journal DATE: 05/08/2024

Judge Julie A. Palafox Judge of the Superior Court

Huntington Harbour Sun Journal 5/23,30,6/6,13/24 - 142703

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000575

TO ALL INTERESTED PERSONS: Petitioner: AGHA OMAR HASSAN-REEP and RACHEL HASSAN-REEP on behalf of AGHA SHAMAS HASSAN-REEP and AGHA AUGUST MOON HASSAN-REEP and AGHA EZEKIEL DAVID HASSAN-REEP, minors, filed a petition with this court for a decree changing names as follows: AGHA SHAMAS HASSAN-REEP to SHAMAS HASSAN, AGHA AUGUST MOON HASSAN-REEP to AUGUST MOON HASSAN and AGHA EZEKIEL DAVID HASSAN-REEP to EZEKIEL DAVID HASSAN. 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 08/22/2024 at 1:30 p.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause 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: 05/23/2024

Judge Eric J. Wersching Judge of the Superior Court

Seal Beach Sun 5/30,6/6,13,20/24-142969

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01402005-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: SEAN MATTHEW GILDOW filed a petition with this court for a decree changing names as follows: SEAN MATTHEW GILDOW to SEAN MATTHEW MARCHANT. 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 07/10/2024 at 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

(To appear remotely, check in advance of the

hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause 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: 05/29/2024

Judge Layne Melzer Judge of the Superior Court

Huntington Harbour Sun Journal 6/6,13,20,27/24-143196

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)

Escrow No: 00036609TT Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The names and business addresses of the Seller are: Tuyet Hoa, Inc., a California Corporation 16058 Goldenwest Street, Huntington Beach, CA 92647

The location in California of the chief executive office of the seller is: (If "same as above", so state) SAME AS ABOVE

As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: (If "none", so state.) NONE

The names and business addresses of the buyer are: Binh Minh, Inc., a California Corporation 16058 Goldenwest Street, Huntington Beach, CA 92647

The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE-NAME, INVENTORY, LEASE AND LEASE-HOLD IMPROVEMENTS and are located at: 16058 Goldenwest Street, Huntington Beach, CA 92647. The business name used by the seller at that location is: Lee's Sandwiches. The anticipated date of the sale/transfer is 06/24/2024 at the office of Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683. This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name

CITY OF SEAL BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach ("City") will hold a public hearing on June 24, 2024, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers of the City located at 211 8th Street, Seal Beach, to consider the following item:

Confirming the adjustment of the bidding threshold for public works contracts to \$40,840 pursuant to Section 1010 of the City Charter. The purpose of the adjustment is to allow the City to increase its bidding threshold for the acquisition of goods and services consistent with the percentage increase in construction costs as reflected in the difference between the Engineering News Record Construction Cost Index - 20 City Average for June 1, 2024 as compared to June 1, 2023.

At the above time and place all interested persons may be heard if so desired. Written comments may also be submitted and should be addressed to the City Council c/o the City Clerk, City Hall, 211 8th Street, Seal Beach, and such comments should be received prior to the hearing date. If the proposed actions are challenged in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

FURTHER INFORMATION on this item may be obtained at the City Clerk's Office or by telephone: 562-431-2527 ext. 1305.

Dated this 4th day of June 2024 Gloria D. Harper, City Clerk City of Seal Beach

Seal Beach Sun 6/6,13/2024-143235

and address of the person with whom claims may be filed is Terry Tran. Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 and the last date for filing claims shall be 06/22/2024 which is the business day before the sale date specified above. Dated: 05/28/2024

Binh Minh, Inc., a California Corporation /S/ By: Minh Van Nguyen Title: CEO /S/ By: Nhung Thi Thuy Nguyen Title:Secretary 6/6/24

CNS-3820489# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/6/24-143215

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on June 25th, 2024; Life 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 location:

6742 Westminster Blvd. Westminster, CA 92683 657-272-7071 10:00 AM

Alex Schulga Zena Vandergoot Alex Schulga Christine McLaughlin

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 to complete the transaction. Life Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/6/24

CNS-3818155# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/6/24-142881

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 24-16871-TN NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: HB MAIL BOXES INC, 412 OLIVE AVE, HUNTINGTON BEACH, CA 92648

Doing Business as: HB MAIL BOX INC (ASSETS SALE ONLY) All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: AAA POSTMART LLC, 6301 WARNER AVE, SPACE

2, HUNTINGTON BEACH, CA 92647 The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, GOODWILL, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 412 OLIVE AVE, HUNTINGTON BEACH, CA 92648

The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST STREET GARDEN GROVE, CA 92843 and the anticipated sale date is JUNE 25, 2024

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

[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the last date for filing claims shall be JUNE 24, 2024, which is the business day before the sale date specified above.

Dated: BUYER: AAA POST-MART LLC

CNS-3818754# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/6/24-142989

ORDINANCE 1709 AN ORDINANCE OF THE CITY OF SEAL BEACH ADOPTING SPECIFIC PLAN AMENDMENT 24-1 TO AMEND PORTIONS OF THE MAIN STREET SPECIFIC PLAN TO CREATE AN ADMINISTRATIVE PROCESS PERTAINING TO MAIN STREET OUTDOOR USES, ENHANCEMENTS, LIMITED OUTDOOR DINING, AND LIMITED OUTDOOR DISPLAY OF MERCHANDISE ON THE PUBLIC RIGHT-OF-WAY AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Section 65453(a), a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body; and pursuant to Seal Beach Municipal Code 11.5.15.005, the City Council shall adopt specific plans and amendments to specific plans by ordinance. Section 2. The City Council of the City of Seal Beach does hereby find, determine, and declare that: A. On July 22, 1996, the City Council Adopted Resolution 4490, 4491, 4492, and 4493 to approve Revision 96-1 of the Main Street Specific Plan, General Plan Amendments 96-1A and 96-1B for consistency with the Specific Plan and General Plan, and to adopt the associated Negative Declaration. B. On August 12, 1996, the City Council adopted Ordinance Nos. 1406 and 1407 creating the Main Street Specific Plan zone. C. On April 15, 2024, the Planning Commission considered this Ordinance at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or against this matter. D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 24-05, recommending approval of this Ordinance by the City Council with modifications. E. The City Council, at a regular meeting, considered this Ordinance on May 13, 2024, at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or against this matter. F. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council. Section 3. In accordance with Section 11.5.15.025 (Required Findings) of the Municipal Code, no findings are required for legislative acts. Notwithstanding this general rule, the Council shall determine whether the proposed action is consistent with the General Plan. The City Council hereby makes the following findings of General Plan consistency, as supported by substantial evidence on the record including and incorporating all facts and evidence in the staff report and its attendant attachments, in support of approval of Specific Plan Amendment 24-1: Finding: The proposed amendment is consistent with the following General Plan Goals and Policies: Land Use Element 1. Main Street Specific Plan: The General Plan states that the City Council adopted the Main Street Specific Plan to provide a vision document to preserve and enhance the downtown area of Seal beach. The Main Street Specific Plan provides specific direction regarding allowed land uses and operations, building and design provisions, and parking standards and management, to ensure compatibility between land uses and preservation of the area's small-town character. 2. Features of the Community: A goal of the City is to maintain and promote those social and physical qualities that enhance the character of the community and the environment in which we live. 3. Commercial: The City should explore available means to support, encourage, and balance commercial development within the city. Section 4. The City Council determines that this ordinance is exempt from environmental review under CEQA and the City's CEQA Guidelines under Class 1 (Existing Facilities), Class 4 (Minor Alterations to Land), and Class 5 (Minor Alterations in Land Use Limitations) pursuant to CEQA Guidelines Section 15301(c) and (e), Section 15304(e), and Section 15305, as the amendments do not authorize new uses or development beyond those that the existing Specific Plan allows and only authorize the temporary placement and/or encroachment of objects outdoors such as chairs, tables, outdoor merchandise displays, benches, potted plants, and portable sidewalk signs as part of the normal operations of existing Main Street businesses. The City has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). Section 5. Based on the foregoing, the City Council hereby adopts Specific Plan Amendment 24-1 to amend the Main Street Specific Plan as shown in Exhibit A (Amended Main Street Specific Plan) of this Ordinance, incorporated herein by this reference as though set forth in full. Section 6. The City Clerk shall make such conforming amendments to the Zoning Code as are necessary to codify the changes to the Main Street Specific Plan enacted pursuant to this Ordinance. Section 7. The Community Development Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within 60 days after adoption of this Ordinance. Section 8. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional. Section 9. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law. Section 10. This Ordinance shall take effect thirty (30) days after passage. Section 11. The City Council shall be provided a report on the outdoor use program within 6 months of the adoption of this ordinance. INTRODUCED at a regular meeting of the City Council of the City of Seal Beach held on the 13th day of May, 2024. PASSED, APPROVED and ADOPTED with a 4-0-1 vote by the Seal Beach City Council at a regular meeting held on the 28th day of May 2024. Seal Beach Sun 6/6/2024-143080

ORD-2407868 HUNTINGTON HARBOUR SUN-JOURNAL 6/6/24 Huntington Harbour Sun Journal 6/6/2024-143225

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on June 25, 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:

7392 Garden Grove Blvd Westminster, CA. 92683 2:00 PM

Danny Walch Lanisha Shivers AJ Laloulu Albert Lamonte

Michael Kovach The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/6/24

CNS-3818754# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/6/24-142989

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 Wednesday June 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.self-storageauction.com. Leonardo C Valente Julia A Perez Brian P Keith Esteban Villa John D Pedersen Brian Q Drenk Shervin Bahramishad Julia A Perez Mark Eric Jaques Juan B Orellana Estate of Johnny Smith Ruben Jimenez Sergio Murguia All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this June 06, 2024 by Sealcliff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 6/6/24

CNS-3819787# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/6/24-143154