- BAYTOWN REALTY

PROPERTY MANAGEMENT

COASTAL RENTALS

DISCOVER YOUR DREAM HOME BY THE BEACH!

116 Main Street #7

third floor unit,

balcony!

Avail: NOW

Rent: \$2600

available for

Charming 1 bed, 1 bath

remodeled w/ stainless

ocean views off bedroom

Ocean Ave GARAGES

2 individual garages both

rent. Use extra parking,

approx 9x18 feet.

Prime location w/

remote controls.

Rent: \$375/garage

354 12th Street #B

Over 1300sqft in spacious 3 bed, 2 bath townhome. Includes 2 car tandem garage, new steel appliances and flooring, and granite counters

Avail: NOW Rent: \$3900

317 1/2 8th Street

Coming soon! Newly remodeled 2nd floor 2 bed, 1 bath. Includes courtyard, AC in each room, one car garage and free onsite laundry.

Avail: 7/20 Rent: \$3200

360 12th Street #C Renovated 1 bed, 1 bath upper unit. Upgrades

just completed! Stainless steel appliances, flooring, & kitchen. All utilities included.

Avail: NOW Rent: \$2650 202 E Balboa Blvd, NB

Avail: NOW

Upgraded 3 bed, 2 bath minutes from sand on Balboa Peninsula. Fully remodeled, garage storage with free laundry included!

Avail: NOW Rent: \$6250

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

LOOKING FOR SOMETHING? PLACE A WANTED AD HERE!

Contact for Info! 562-430-9985

Legals-SB

NOTICE OF TRUSTEE'S SALE Title No. 191031746

Trustee Sale No. 149034 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/11/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/18/2024 at 12:00 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee un-

DRE#: 01237349 THE PER STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON AMERICAN BEACHSIDE **■** BROKERS

816 Electric Avenue, Seal Beach

We're Placing The Beach Within Your Reach

Daily Ocean & Pier Views! 1001 Seal Way #2 Seal Bch Townhouse Style Apartment 2 Huge Bedrms, 1 1/2 Baths Laminate Floors/New Paint Refrig/Stove, Dishwasher Laundry & Tandem Carport Rent: \$3600. Avail: Now. 1 800 992 8283 x 1001

Townhouse Style Apartment 2 Huge Bedrms, 1 1/2 Baths Laminate Floors/New Paint Refrig, Stove, Dishwasher Laundry & Tandem Carport Rent: \$3600. Avail:7/25/24

1 800 992 8283 x 1002

Huntington Harbor Apt

16682 Algonquin St "C"

Upstairs, 2 Bdrm, 1 Bath

Ocean & Pier Views Daily!

1001 Seal Way #4 Seal Bch

Rossmoor House for Rent 3222 Oak Knoll Drive 3 Bedrooms, 2 Baths 2040 Sqft, Living Room Fireplace, Laminate Flr Air Conditioning, Yard W/D Hookup, Garage

Rent: \$5100. Avail 10/7

1 800 992 8283 x 1003

Laminate Floors, Fans Sep Dining Area, Stove Balcony, Cmn Laundry 1 Garage/1 Pkg Space Rent: \$2695. Avail 8/15 1 800 992 8283 x 1004

One Story House for Rent 628 Sea Breeze, Seal Bch 3 Bdrms, Lamina+ RENTED

Jups, 2 Car Gar. Rent:\$ 4700. Avail 7/15 1 800 992 8283 x 1003

1 Bedroom Apt w/Garage 109 Dolphin #1, Seal Bch One Story, 1 Rd RENTED

Laundry Room, 1 Car Garage w/Opener Rent:\$2295 Avail 5/27/24 1 800 992 8383 x 1004

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: \$5500. Avail: Sept. 1st 1 800 992 8283 x 1005

Large 2 Bdrm 2 Bath Apt 16682 Algonquin HBeach Dining Area. Per ENTED . arking Space Rent:\$2795. Avail 6/5/24

1 800 992 8283 x 1006

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

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

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

NOURISHING ALL THE CANCER LIGHT TOUCHES

Planet of (slow) time, the time keeper, the teaWe are under the light of Cancer, the 4th sign of the zodiac (Aries, Taurus, Gemini, Cancer). Cancer is a cardinal (initiating) water (fluid) sign adapting to what is needed. Cancer flows through (its ruler) the moon, which helps us build our personality (physical body, emotions, lower mind). Cancer natives and their many moods, reflect the waxing and waning of the moon and the incoming and outgoing tides of the oceans. Cancers are very sensitive, often in touch with realms of thought and feeling that others are unable to understand. Cancers, reflecting oceans of thought, are very intuitive.

Cancer, above all, is the sign of nourishment and nurturance. As Cancer natives nurture the young ones, on a higher level the Soul nurtures the personality. The Soul "builds a lighted house" in the personality, offering direction and nourishment. The Light of the Soul under Cancer nourishes all it touches. That light, in humans is like a diamond light emanating from the Ajna Center (middle of the forehead).

Cancer is the sign that rules (oversees, protects, etc.) home, (the parent who is the) mother, family birth, childbirth, women (in general), inherited tendencies, domestic life, cooks, kitchens, basic nurturand seas, the demarcation line between water and land, moody feelings and all places of repose. Cancer receives and distributes Ray 3 (new intelligent ideas) and Ray 7 (taking root, anchoring in the world, the great sea of life).

Cancer is the "Light within form, awaiting the in water. Often Cancer hides away under its shell,

trusting. Cancer rules our treasures, little boxes, our private life, conception, heredity and one's spiritual community (ashram, sangha). Cancers are always seeking refuge in a home. Cancer has unrealized gifts buried deeply within. Cancer's gifts of nourishment are profound, deep and mysterious.

ARIES: Under the sign of Cancer, we can seek nourishment, be very hungry and in turn our appetite for creative work increases. Are you hungry more than usual but also searching for a new level of enjoyment? Creative self-expression and being very entertaining is how you're to be in the world now. Careful though. Others may compete with your starry brightness. Let them win. You know you're the first and the very best. Let all of creation be playful for

TAURUS: Your work always reflects your deepest values. You attempt to resolve financial problems and create an informed and secure future for everyone. You keep saying, "We must safeguard the food and water supplies." You're correct. You tell us we must tend to the lives of many generations to come, beginning now. Of all the signs you're the most composed and prepared. You are always communicating the present state of the world. You may travel somewhere. Rest there.

GEMINI: The Sun always seems to be illuminating you from within. A golden light emanating from your eyes and heart. Gemini eyes are shaped differently. Why? So that Gemini can see realities that others cannot. Gathering, dispersing and radiating not only new information but also within the context of Love/

from you is most important now. Many are puzzled by events in the world. You are to understand both sides, and offer explanations of goodwill that soothe humanity. You are the twins. Study and communicate with them - Castor and Pollux.

CANCER: Working with finances and resources becomes exciting when you realize you want to use all that you have to create a protected future for your family. This is actually the future template for all of humanity. As changes accelerate in our world and all around us, many will look to you for information. One such preparation is wild foraging. Another is seed saving and sharing. Share your seeds and teach others how to, too. This is one of the most important ways of nurturing humanity - present and future that of seed saving

LEO: You must be busy with this and that, here and there and perhaps, everywhere. It's good to participate in many and various activities. In time you become recognized, praised and appreciated. These help to develop a new self-identity. It's also good if you begin to facilitate meetings, group discussions, and community matters. You always have latent leadership qualities but soon they will truly be our ideas an leader is the most loving, most willing and the most humble

VIRGO: Mercury (your ruling planet) will soon retrograde again (August 4th) and your mind will assess what achievements you have accomplished in the previous months and what is to be accomplished in the future. You're often very busy working behind the scenes with contemplation, research and study, reading books on religion and philosophies, tending to those in need, or seeking respite and seclusion in gardens. A water garden is a good place to be. Plant marigolds, nasturtiums and larkspur – they are edible. And create another water fountain.

Die. And create another water rountain.

LIBRA: The Sun highlights your work in the world, your profession. The shadow of the Sun is at home. Have you been far away (in thought and in actions)? How is your health? It is most important to tend carefully to your health. It's also important to have access to warm waters, pools and a spa because you need care and tending. You need time for healing away from work where you push yourself beyond limits. Prepare yourself to have what you need in terms of health and healing. Make and drink celery, beet, carrot, lemon, parsley and cucumber juice. Each day.

SCORPIO: You will assume more work responsi-

bilities in terms of communication and sharing ideas and ideals. Great mental resources are available to you. They are all around, meaning everything is a source of inspiration. It's important to recognize your specific gifts and abilities. There's a kindness to what will occur between the world and you, a culmination of your ambitions and achievements. As more work nimity and use Right Speech which creates Right Relationships. You will be imitated by many others.

SAGITTARIUS: Work has been very busy, at times pushing you to the limits, and at times erratic. And ve been very disciplined and responsible. It called for all your creative talents. Now perhaps as it eases off, you'll begin to remember past relationships. The purpose will reveal itself very soon. Are

you thinking of faraway places, people, events? Longing for something past that held you in love and care? Remember it as long as you can. You'll assess, discriminate and then decide. In time there will be

CAPRICORN: Be aware of the accelerated passages of time. Have the intention to be closer and kinder to family, partner and loved ones. Many benefits will emerge from this. Always with contact, more and more love is released. This is nourishing for you and actually, you need nourishment now, not just from foods but from the morning and evening Sun and from the love that is all around you. Call that love forth. If you make the first contact, love is released. Contact releases love is an esoteric equa-

AQUARIUS: The Sun illuminates your need for order and organization. Soon it will also illuminate the need for fun, friends, pleasure, love children and creativity. If you're an artist, this is a time to be in your studio creating inspired work. Many memories from the past are appearing. It is difficult to balance inner and outer worlds when this occurs. Many seek your attention, needing you to love them. Know that a new self-identity is growing within. It's a very good time for change and for freedom. You learn what you are attracted to and what you are not. That which is

no longer needed, falls away.

PISCES: You find yourself accomplishing certain new tasks as well as interacting with people from both past and future. You are being given an oppordaily life maintain a calm interior, recite the mantra Ohm Mani Padme Hum, reflect on harmlessness and know you must continue till the work that is yours to do is complete. It has taken years to come to this lace in time and space. Your personality is resisting. However, your Soul brought you to this place. Do your work with constancy and a sense of gratitude. Surprises in the future follow.

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.

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

der and pursuant to Deed

01/13/2006, as Instrument

No. 2006000030172. in

book xx, page xx, of Óffi-

cial Records in the office

of the County Recorder of

Orange County, State of

Trust recorded

tioned 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 seni-

or to the lien being auc-

tioned off, before you can

receive clear title to the

property. You are encour-

aged to investigate the ex-

istence, priority, and size of outstanding liens that may exist on this property

by contacting the county

recorder's office or a title

insurance company, either

of which may charge you a

fee for this information. If

vou 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, pursu-

ant to Section 2924g of the

California Civil Code. The

law requires that informa-

tion about trustee sale

postponements be made

available to you and to the

public, as a courtesy to

those not present at the

sale. If you wish to learn

whether your sale date

has been postponed, and,

if applicable, the resched-

uled time and date for the

sale of this property, you may call (714) 730-2727

for information regarding

the trustee's sale or visit

this Internet Web site -

www.servicelinkASAP.com

for information regarding

the sale of this property,

using the file number as-

149034. Information about

postponements that are

very short in duration or

that occur close in time to

the scheduled sale may

not immediately be reflec-

ted in the telephone in-

formation or on the Inter-

net Web site. The best

way to verify postpone-

ment information is to at-

tend 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 "eli-gible 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 auc-

tion. There are three steps

to exercising this right of

purchase. First, 48 hours

after the date of the trust-

ee sale, you can call (714) 730-2727 for information

regarding the trustee's

sale, or visit this internet

vicelinkASAP.com for in-

formation regarding the

sale of this property, using

the file number assigned

to this case 149034 to find

the date on which the

trustee's sale was held,

the amount of the last and

highest bid, and the ad-

dress 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 contact-

ing an attorney or appro-

priate real estate profes-

sional immediately for ad-

vice regarding this poten-

tial right to purchase. A-4819647 06/27/2024,

07/04/2024, 07/11/2024

www.

ser-

website

Legals-SB

Huntington Harbour Sun Journal 6/27,7/4,11/2023-143772

NOTICE OF PETITION TO ADMINISTER ESTATE OF: **NOBUKO BROWN** CASE NO. 30-2024-01408472

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

A Petition for PROBATE has been filed by: JUNE K. SAKAGAMI in the Superior Court of California, County of ORANGE. The Petition for Probate requests that JUNE K SAKAGAMI be appointed as personal representative to administer the es-

tate 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

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

AUGUST 15, 2024 at 1:30 PM in Dept. CM07 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

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 knowledge-able in California law.

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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 provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Petitioner: JUNE K. SAK-AGAMI, 5962 CHINOOK DRIVE, HUNTINGTON BEACH, CA 92647. TEL: 714-892-5254.

Huntington Harbour Sun Journal 7/4,11,18/24-143947

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01407161

PERSONS: Petitioner

ALL INTERESTED

BEN RAYMOND WEIN-BERG filed a petition with this court for a decree changing names as fol-lows: BEN RAYMOND WFINBFRG to BEN RAY-MOND ABRAHAM. 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 **NOTICE OF HEARING**

08/13/2024 at 8:30 a.m.

D100 REMOTE Central Justice Center W 700 Civic Center Drive 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/findmy-court.htm)

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: 06/21/2024

Judge Layne H. Melzer Judge of the Superior Court Seal Beach Sun 6/27,7/4,11,18/2024-

> SUMMONS (FAMILY LAW) (CITACION Derecho familiar) CASE NUMBER (Numero del Caso) 23D004143 NOTICE TO

(Aviso al Demandado) **ARTJOMS BREUSOVS** YOU ARE BEING SUED **PETITIONER'S NAME IS:** (Nobre del

RESPONDENT:

TATIANA SEDOCHEN-KOVA NOTICE! You have been sued. Read the informa-

tion below.

dèmandante)

You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your

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response on time, the court may make orders af fecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawver immediately. Get help finding a lawyer at the California Courts Online Self-Help (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is enterd, or the court makes further orders. They are

them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.
AVISO! Lo han de-

enforceable anywhere in

California by any law en-

forcement officer who has

received or seen a copy of

mandado. Lea la informacion a continuacion.

Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte v efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio abogados de su condado. AVIŠO-LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de Califor-**EXENCION DE CUOTOS:** Si no puede pagar la cuota

de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas v costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of

the court is (El nombre y dirección de la corte es) SUPERIOR COURT CALIFORNIA, COUNTY OF ORANGE, LAMOR-EAUX JUSTICE CENTER, 341 THE CITY DRIVE SOUTH, ORANGE, CA

The name, address, and

telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): TATIANA SEDOCHENKOVA, 17302 MARKEN LN, HUNTING-TON BEACH, CA 92647 Date: 6/21/2023

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DAVID H. YAMASAKI Clerk of the Court Clerk, by (Secretario): L. FIASEU

Deputy (Adjunto)
STANDARD FAMILY LAW RESTRAINING ORDERS
Starting immediately, you and your spouse or domestic partner are restrained from:

1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;

2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;

3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and

ness or for the necessities of life; and
4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or aright of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.

must be filed and served on the other party.
You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an atown separate property to pay an at-orney to help you or to pay court

costs.

ORDENES DE RESTRICCIÓN
ESTÁNDAR DE DERECHO FAMILIAR
En forma inmediata, usted y su
cónyuge o pareja de hecho tienen
prohibido:

1. Ilevarse del estado de California
a los hijos menores de las partes, o
solicitar un pasaporte nuevo o de
repuesto para los hijos menores,
sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte;
2. cobrar, pedir prestado, cancelar,
transferir, deshacerse o cambiar el
nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehículo
y discapacidad, que tenga como
beneficiario(s) a las partes y su(s)
hijo(s) menor(es);
3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada,
sin el consentimiento escrito de la
otra parte o una orden de la corte,
excepto en el curso habitual de actividades personales y comerciales
o para satisfacer las necesidades
de la vida; y
4. crear o modificar una transferencia no testamentaria de manera
que afecte la asignación de una
propiedad sujeta a transferencia,
sin el consentimiento por escrito de
la orte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe
presentar ante la corte un aviso del
carde. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe
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presentar ante la corte un aviso del
carde. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe
presentar ante la corte un eviso del
cardos los gastos extraordinarios
celizados después de que estas
órdenes de restricción hayan entrado en vigencia. No obstante,
puede usar propiedad comunitaria,
cuasicomunitaria o suya separada
ador en vigencia. No obstante,
puede usar propiedad comunitaria
cuasicomunitaria o suya separada
el corte.

parta pagar a un abogado que lo ayude o para pagar los costos de la corte.

NOTICE—ACCESS TO AFFORD-ABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506.

AVISO—ACCESO A SEGURO DE SALUD MÁS ECONÓMICO: ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com. O llame a Covered California al 1-800-300-0213

0213
WARNING—IMPORTANT INFORMATION California law
provides that, for purposes of divi-

sion of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how tittle is held (i.e., joint tenancy, tenants in comthat characterizes now tittle is neich (i.e., joint tenancy, tenants in com-mon, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presump-tion to be written into the recorded title to the property.

Legals-SB

the community property presumption to be written into the recorded title to the property.

ADVERTENCIA—IMFORMACIÓN IMPORTANTE De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria; y no por la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado.

Seal Beach Sun 7/4,11,18,25/2024-144024

APN: 146-323-24 TS No. 23-07018CA TSG Order No.: 230567963 NOTICE OF TRUSTEE SALE UN-DER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 2022. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 4, 2022 as Document 2022000269518 of Official Records in the office of the Recorder of Orange County, California, executed by: Kirk Sorensen and Tess Sorensen, husband and wife, as community property, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: August 5 2024 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West Santa Ana, CA 92701 2 File No.:23-07018CA The street address and other common designation, if any, of the real property described above is purported to be: 6561 Peggy Cir Huntington Beach, CA 92647. The undersigned Trustee disclaims any liab-ility for any incorrectness the street address and other common designation, if any, shown herein Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or im-plied, regarding title, pos-session, or encumbrances to pay the remaining prin-

cipal sum of the note(s)

California, executed by Chris Todero, A Single Man, WILL SELL AT PUB-LIC AUCTION TO HIGHEST BIDDER FOR CASHIER'S CHECK/CASH EQUIVAL-

ENT or other form of payment authorized 2924h(b), (payable at time of sale in lawful money of the United States), At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DE-SCRIBED IN THE ABOVE DEED OF TRUST. APN 178-081-08 The street address and other common designation, if any, of the real property described above is purported to be: 16321 Honolulu Lane, Huntington Beach, CA 92649 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 im-plied, regarding title, pos-session, 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created bv said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable es-timated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$69,576.39 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 under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersianed caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 06/20/24 The Mortgage Law Firm PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Anv information obtained may be used for that purpose. Adriana Durham, Sr. Operations Manager The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201, Temec-8200 FOR TRUSTEE'S SALE INFORMATION

PLEASE CALL 714-730-2727 NOTICE TO PO-TENTIAL 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 en-

title you to free and clear

ownership of the property.

You should also be aware

that the lien being auc-

secured by said Deed of

Trust, with interest there-

on, as provided in said

note(s), advances, if any,

under the terms of the

Deed of Trust, estimated

fees. charges and ex-

penses of the Trustee and

of the trusts created by

said Deed of Trust, to-wit

\$ 1 , 1 6 2 , 9 6 1 . 5 2 (Estimated). Accrued in-

terest and additional ad-

vances, if any, will in-crease this figure prior to

sale. It is possible that at

the time of sale the open-

ing bid may be less than the total indebtedness

due. NOTICE TO POTEN-

TIAL 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. Pla-

cing the highest bid at a

automatically entitle vou to

free and clear ownership

should also be aware that

the lien being auctioned off

are the highest bidder at

the auction, you are or

may be responsible for

paying off all liens senior to the lien being auctioned

off, before you can re-ceive clear title to the

property. You are encour-

aged to investigate the ex-

istence, priority, and size of outstanding liens that

may exist on this property

by contacting the county

récorder's office or a title

insurance company, either

of which mav charge vou a

fee for this information. If

you consult either of these

resources, vou 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 informa-

tion about trustee sale

postponements be made

available to you and to the

public, as a courtesy to

those not present at the

sale. If you wish to learn

whether your sale date

has been postponed, and,

if applicable, the resched-

uled time and date for the

sale of this property, you

may call, (800) 758-8052

for information regarding

the trustee's sale or visit

this internet website

www.xome.com. for in-

formation regarding the

sale of this property, using

the file number assigned

07018CA. Information

about postponements that

are very short in duration

or that occur close in time

to the scheduled sale may

not immediately be reflec-

ted in the telephone in-

formation or on the inter-

net website. The best way

to verify postponement in-

formation 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 Cali-

fornia Civil Code. If you

are an "eligible tenant buy-

er " 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) 758-

to this case, T.S.#

8052, or visit this internet

website www.xome.com,

using the file number as-

signed to this case 23-

07018CA 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. vou must

send a written notice of in-

tent to place a bid so that

the trustee receives it no

more than 15 days after

the trustee's sale. Third,

vou 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 contact-

ing an attorney or appro-

priate real estate profes-

sional immediately for ad-

vice regarding this poten-

tial right to purchase. 3

File No.:23-07018CA If the

Trustee is unable to con-

vev title for any reason.

the successful bidder's

sole and exclusive rem-

edv shall be the return of

monies paid to the Trust-

ee and the successful bid-

der shall have no further

recourse. For Trustee Sale

Information Log On To:

www.xome.com or Call:

(800) 758-8052. Dated:

June 28, 2024 By: Omar

Solorzano Foreclosure As-

sociate Affinia Default Ser-

vices, LLC 301 E. Ocean

Blvd.. Suite 1720 Long

Beach, CA 90802 (833

290-7452 NPP0462379

To: HUNTINGTON HAR-

BOUR SUN JOURNAL

07/11/2024, 07/18/2024,

Huntington Harbour Sun

Journal 7/11,18,25/2024-

ORDER TO

SHOW CAUSE FOR

CHANGE OF NAME

CASE NO.

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 CHLOE KEYI LI. The

Court orders that all per-

sons interested in this mat-

ter shall appear before this

court at the hearing indic-

ated below to show cause.

if any, why the petition for

change of name should

not be granted. Any per-

son objecting to the name

changes described above

must file a written objec-

tion that includes the reas-

ons for the objection at

least two court days be-

fore the matter is sched-

uled to be heard and must

appear at the hearing to

show cause why the peti-

tion should not be granted.

If no written objection is

timely filed, the court may

grant the petition without a

NOTICE OF HEARING

09/05/2024 at 8:30 a.m.

L74 REMOTE

amoreaux Justice Cente

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-

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

my-court.htm)

in the following:

per DATE: 05/01/2024

Judge of the

Superior Court

Judge Eric J. Wersching

Seal Beach Sun 6/20,27,7/4,11/2024-

143615

hearing.

07/25/2024

Legals-SB

NOTICE OF PUBLIC SALE OF PERSONAL

PROPERTY Notice is hereby given that on July 30, 2024;Extra Space Storage will sell at public auction, to satisfy sonal property described below belonging to those individuals listed below at

7392 Garden Grove Blvd Westminster, CA. 92683

Peter Rojas Candice Benjamin Fereita Tauanuu Ekrem Ozturk

The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above facility to complete the transaction Extra Space Storage may rescind any purchase up until the winning bidder takes possession of the personal property

CNS-3828969# HUNTINGTON HAR-BOUR SUN-JOURNAL HHSJ 7/11/24-143934

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

30-2024-01405528 TO ALL INTERESTED PERSONS: Petitioner: AN-GELA CHRISTINE NICH-OLAS KENNEDY filed a petition with this court for a decree changing names as follows: ANGELA as follows: ANGELA
CHRISTINE NICHOLAS KENNEDY to ANGELA CHRISTINE NICHOLAS. 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

NOTICE OF HEARING 08/14/2024 at 8:30 a.m.

Central Justice Center 700 Civic Center Drive

lished 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: 06/13/2024

Judge Layne H. Melzer Judge of the Superior Court Seal Beach Sun

NOTICE OF TRUSTEE'S SALE T.S. No.: 24-0028 Loan No.: ******579 YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 06/02/2015 AND MORE FULLY DE-SCRIBED BELOW. UN-

the lien of the owner, perthe following locations

Marianna Capozzoli King Well-Ramirez

CASE NO.

D100 REMOTE 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/findmy-court.htm)

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

6/27,7/4,11,18/2024-143657

lished at least once each week for four successive weeks prior to the date set for hearing on the petition Seal Beach Sun Newspa-LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED **Legals-SB**

the existence, priority, and

size of outstanding liens

Legals-SB

AN EXPLANATION OF

THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD

CONTACT A LAWYER. A

public auction sale to the

highest bidder for cash.

cashier's check payable at

the time of sale in lawful

money of the United

States (payable to Attor-

ney Lender Services, Inc.)

will be held by the duly ap-

pointed Trustee as shown

below, of all right, title, and

interest conveved to and

now held by the trustee in

the hereinafter described

property under and pursu-

ant to a Deed of Trust de-

scribed below. The sale

will be made, but without

covenant or warranty, ex-

pressed or implied, regard-

ina title, possession, or en-

cumbrances, to pay the re-

maining principal sum of

the note(s) secured by the Deed of Trust, with in-

terest and late charges

thereon, as provided in the

note(s), advances, under

the terms of the Deed of

Trust, interest thereon,

fees, charges and ex-

penses of the Trustee for

the total amount (at the

time of the initial publica-

tion of the Notice of Sale)

reasonably estimated to

be set forth below. The

amount may be greater on

the day of sale. Trustor: MICHAEL BOHINC AND

MELISSA BOHINC, HUS-BAND AND WIFE, AS

ERTY WITH RIGHT OF SURVIVORSHIP Trustee:

SERVICES, INC. Recorded 06/05/2015 as Instru-

ment No. 2015000294025

in book --, at Page -- of Of-

ficial Records in the office

of the Recorder of OR-ANGE County, California, Date of Sale: 08/05/2024

at 01:30 PM Place of Sale:

At the North front en-

trance to the County

Courthouse at 700 Civic

Center Drive West, Santa

Ana. CA 92701 Estimated

amount of unpaid balance

and other charges: \$417,519.41 estimated -

as of date of first publica-

tion of this Notice of Sale

The purported property ad-

dress is: 4961 BONITA DRIVE, #42 HUNTING-TON BEACH, CA 92649

A.P.N.: 933-810-42 The

undersigned Trustee dis-

claims any liability for any

incorrectness of the prop-

erty address or other com-

mon designation, if any

shown above. If no street

address or other common

designation is shown, dir-

ections to the location of

tained by sending a writ-

ten request to the benefi-

ciary within 10 days of the

date of first publication of

this Notice of Trustee's

Sale. If the Trustee is un-

able to convey title for any

reason, the successful bid-

der's sole and exclusive

remedy shall be the return

of monies paid to the

Trustee and the success-

ful bidder shall have no

further recourse. NOTICE

O POTENTIAL BID-

DERS: If you are consider-

ing bidding on this prop-

erty lien, you should un-derstand that there are

risks involved in bidding at

a trustee auction. You will be bidding on a lien, not

the property itself. Placing

the highest bid at a trust-

ee auction does not auto-

matically entitle you to free

and clear ownership of the property. You should also

be aware that the lien be-

ing auctioned off may be a junior lien. If you are the

highest bidder at the auc-

tion, you are or may be re-

sponsible for paving off all

liens senior to the lien be-

ing auctioned off, before you can receive clear title

to the property. You are encouraged to investigate

LENDER

COMMUNITY

ATTORNEY

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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the re fund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial suc-cessor bidder. 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 (916) 939-0772 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 24-0028. Information about postpone ments 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 TEN-ANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First. 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-0028 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 in-

tent 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 contact-

ing an attorney or appro-

priate real estate profes-

sional immediately for advice regarding this potential right to purchase. Date 06/25/2024 ATTORNEY LENDER SERVICES, INC

Legals-SB

KAREN TALAFUS, AS-SISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0462495 To: HUNT-INGTON HARBOUR SUN JOURNAL 07/11/2024, 07/18/2024, 07/25/2024 **Huntington Harbour Sun**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01409046-CU-PT-CJC

Journal 7/11,18,25/2024-

144070

INTERESTED PERSONS: Petitioner: CORTNEY MARIE WAL-STROM filed a petition cree changing names as follows: CORTNEY MAR-IE WALSTROM to COCO CLEORA POWELL. 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

NOTICE OF HEARING 08/08/2024 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/findmy-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: 06/28/2024 Judge Layne H. Melzer

Seal Beach Sun 7/4,11,18,25/2024-144020

Judge of the

Notice of Public Sale Pursuant to the California Self Service Storage Facilty Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday July 26, 2024 at 3:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online

www.selfstorageauction.co

Barry M Schleider Chertpong T Chertboon-

All sales are subject to pri-or cancellation. All terms, rules and regulations are available online at www.selfstorageauction.co m. Dated this July 11, 2024 by Seacliff Self Stor-age, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 7/11/24

CNS-3831127# HUNTINGTON HAR-

BOUR SUN-JOURNAL HHSJ 7/11/24-144132 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO

30-2024-01408633

TO ALL INTERESTED

PERSONS: Petitioner: IS-RAEL ZUAZO filed a petition with this court for a decree changing names as follows: ISRAEL ZUAZO to ISRAEL RODRIGUEZ. 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

NOTICE OF HEARING 08/21/2024 at 8:30 a.m. D100 REMOTE

grant the petition without a

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/findmy-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: 06/26/2024 Judge Layne H. Melzer Judge of the Superior Court **Huntington Harbour Sun**

Journal 7/11,18,25,8/1/2024-144152

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FREDERICK N. BAUM CASE NO. 30-2024-01393445-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 FREDERICK N BAUM.

A Petition for PROBATE has been filed by: LARRY BAUM in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that LARRY BAUM 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 répresentative 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 **Legals-SB**

will be held in this court as

AUGUST 28, 2024 at 1:30 PM in Dept. CM08

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 hear-ing instructions. If you have difficulty connecting or are unable to connect to vour remote hearing, call 657-622-8278 for assistance. If you prefer to ap-pear 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 objec-tions 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

Legals-SB

Attorney for petitioner: W. BRUCE VOSS, ESQ VOSS and LAWYERS 18022 COWAN STE 175, IRVINE, CA 92614 (949) 428-8616 BSC225420

Seal Beach Sun 7/11,7/18,7/25/2024-144160

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on July 30th, 2024; Life Storage will sell at public auction, to satisfy the lien of the owner, personal

property described below belonging to those indi-viduals listed below at thefollowing location: 6742 Westminster Blvd. Westminster, CA 92683 657-272-7071 10:00 AM

Cesar Flores Anthony Kieler Aaron Van Doren Christine Schaeffer The auction will be listed and advertised on www.storagetreasures.co m. 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.

CNS-3829431# HUNTINGTON HAR-BOUR SUN-JOURNAL HHSJ 7/11/24-143970

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 10140-JG

Surfside Colony Community Services District P.O. Box 235 Surfside, CA 90743 (562) 592-2352 NOTICE OF FILING REPORT (California Gov't Code Sec. 61115)

NOTICE IS HEREBY GIVEN AS FOLLOWS: THE BOARD OF DIRECTORS OF THE SURFSIDE COLONY COMMUNITY SERVICES DISTRICT, of Orange County, California, does hereby ORDAIN as fol-

SECTION 1: Pursuant to the provisions of Government Code Section 61115(a), the following user fees are hereby established:

A. For lots with buildings, as counted by the District Assessor, an annual user fee of \$160.00.

Se. For undeveloped lots, as counted by the District Assessor, an annual user fee of \$80.00.

This charge shall be payable by the property owner, whether or not he utilizes the District services.

SECTION 2: Pursuant to the provisions of Government Code Section 61115(b), the Board of Directors hereby elects to have said service charges collected on the bay elects to have said service charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from,

the general taxes of the District.

SECTION 3: Annually, the Assessor of the District shall cause a written report to be prepared containing a decause a written report to be prepared containing a description of each parcel of property subject to said charge, together with the charges applicable thereto. SECTION 4: Annually, the District Clerk shall cause appropriate notice of the filing of the report and of the time and place of a hearing thereon to be given in the manner provided for in Government Code Section 61115(b). SECTION 5: The Board of Directors has caused a copy of the report to be filed with the Clerk of this District containing a description of each parcel of real property in taining a description of each parcel of real property in the District receiving such services and facilities, and

the amount of the charge for each parcel for the Fiscal Year 2024-2025, and proposing to have such charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the Dis-

SECTION 6: A hearing on said report will be held July 22, 2024 at 6:30 p.m. in the Surfside Colony Office located at B-89 in Surfside, California, at which time the Board of Directors will hear and consider all objections and protests, if any, to said report. Any not able to attend this meeting may protest by mail **if postmarked by July 15, 2024**. Protests will not be considered after July
22, 2024.

Dated: June 18, 2024 Paul Mesmer President For Publication: June 20, 2024 and July 11, 2024 Seal Beach 6/20,7/11/2024-143606 **Legals-SB**

NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business ad-dress(es) to the seller(s) are: ROCKING CREPES LLC, 8943 ATLANTA AVE, HUNTINGTON BEACH,

CA 92646-7121
Doing Business as:
ROCKING CREPES LLC
(Type - RESTAURANT)
All other business name(s) and address(es) used by the seller(s) within three CA 92646-7121

years, as stated by the seller(s), is/are: 1251 SPANISH COURT, MARCO ISLAND FL 34145

Legals-SB

The location in California of the Chief Executive Officer of the Seller(s) is: NONE

The name(s) and address of the buyer(s) is/are: RMN VENTURES LLC, 8943 ATLANTA AVE, HUNTINGTON BEACH,

NOTICEOFPUBLICHEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on Monday, July 22, 2024, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item:

Authorization to Source Grant Funding for Orange County Enhanced Mobility for Seniors and Individuals with Disabilities (EMSD). The City Council will consider the authorization for the City of Seal Beach to source federal funds under the Orange County Enhanced Mobility for Seniors and Individuals with Disabilities Grant (formerly FTA Section 5310 Program) administered by the Orange County Transportation Authority (OCTA), to expand the Senior Mobility Program, a free service currently restricted to residents aged 60 years and above, to include residents with disabilities of any

Applicant: City of Seal Beach Subject Location: City-wide

PUBLIC COMMENT: At the above time and place all interested persons or agencies may be heard if so desired. If you wish to submit comments on the Public Hearing item via email you may submit them to the City Clerk at gharper@sealbeachca.gov or via the comment icon through the online portal at https://www.sealbeachca.gov/Government/Agendas-Notices-Meeting-Videos. All comments should be received prior to the hearing date. If you challenge the proposed actions 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 de-livered to the City of Seal Beach at, or prior to, the pub-

FURTHER INFORMATION: Persons with questions about the EMSD Grant should contact Nathan Caukin at 562-431-2527, ext. 1307 or ncaukin@sealbeachca.gov.

Name: Alexa Smittle Title: Community Development Director City of Seal Beach

Submitted to the SUN Newspaper this 2nd day of July

Seal Beach Sun 7/11/2024-144081

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on Monday, <u>July 22, 2024, at 7:00 p.m.</u> in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item:

ZONE TEXT AMENDMENT 24-01. A zone text amendment to amend portions of Title 11 (zoning code) to correct errors in the code related to residential development standards, commercial land use regulations, and commercial develoment standards; and to update the zoning code regarding new state mandates on parking requirements pursuant to Assembly Bill 1308 (AB 1308) and Senate Bill 894 (SB 894).

Applicant: City of Seal Beach Subject Location: Citywide

Environmental Review: Pursuant to the California Environmental Quality Act ("CEQA"), the Community Development Department has determined that the proposed zone text amendment is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., ("CEQA") and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because the amendment clarifies and eliminates inconsistencies and erroneous information with respect to existing residential and commercial development standards and consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto for the new construction of residential and commercial structures. The amendment, therefore, is exempt from the requirements of CEQA under CEQA Guidelines Section 15061(b)(3) and Section 15301, because it can be seen with certainty that there is no possibility that the activity in question may have a ant effect on the environment.

PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. If you challenge the proposed actions 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 of Seal Beach at, or prior to, the public hearing.

FURTHER INFORMATION: Persons with questions should contact Shaun Temple at 562-431-2527, ext. 1316 or stemple@sealbeachca.gov.

Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper on the 3rd day of Ju**Legals-SB**

The assets to be sold are described in general as: ALL STOCK IN TRADE, FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL and are located at: 8943 ATLANTA AVE, HUNTINGTON BEACH, CA 92646-7121 The bulk sale is intended to be consummated at the office of: MARQUIS ES-CROW, 2130 MAIN STREET, SUITE 100, HUNTINGTON BEACH,

4. VEHICLES, BOATS, TRAILERS

5. SAVINGS ACCOUNTS

odge 2003

Legals-SB

CA 92648 and the anticipated sale date is JULY 30, 2024

6106.2. Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: MARQUIS ESCROW,

2130 MAIN STREET,

The bulk sale is subject to California Uniform Commercial Code Section [If the sale is subject to

SUITE 100, HUNTING-TON BEACH, CA 92648 and the last date for filing claims shall be JULY 29 2024, which is the busi-

ness day before the sale date specified above. BUYER:RMN VEN-TURES LLC 2464983-PP HUNTING-TON HARBOUR SUN JOURNAL 7/11/24 Huntington Harbour Sun Journal 7/11/2024-144169

Legals-SB

PETITIONER: TATIAN RESPONDENT: ARTJON OTHER PARENT/PARTY: X PETITIONER'S RES	A SEDOCHENIA AS BREUSOVS	KOVA			BT:	L. Fieseu	DEPUTY
COMMUNITY AND QUA	SI-COMMUNIT DECLARATION	ON			2	3000	and the same of th
See Instructions on page 4 for information (form FL-161).	_		For additional s	pace, use	Contin	uation of Pro	perty Declaration
A	В	C -	D	= E			F
ITEM BRIEF DESCRIPTION NO.	DATE ACQUIRED	GROSS FAIR MARKET VALUE	AMOUNT OF DEBT	MARK VALU	ET	Award	AL FOR DIVISION or Confirm to:
REAL ESTATE Single family house	2021	\$ 900000.00	\$ 648000.00	\$	00.00	\$	R RESPONDENT
2. HOUSEHOLD FURNITURE, FURNISHINGS, APPLIANCES							
living room set bedroom set	2005 2010	1720.00 1600.00			50.00 70.00		
JEWELRY, ANTIQUES, ART, COIN COLLECTIONS, etc. none							

A	В					FL
ITEM BRIEF DESCRIPTION		С	- D	= E	F	FL
NO.	DATE	GROSS FAIR MARKET	AMOUNT	NET FAIR	DDDDD	
7. CREDIT UNION, OTHER	ACQUIRED	VALUE	OF DEBT	MARKET	August - OR I	
DEPOSITORY ACCOUNTS		\$	S	VALUE \$	I LITTONER RESI	m to: POND
	1 1			10	\$ \$	
	1 1			- 1		
8. CASH	1 1	1			1	
	1 1	1				
0.7	1	1		1		
9. TAX REFUND		- 1			1 1 1	
	1	1			1	
10. LIFE INSURANCE WITH CASH				1		
SURRENDER OR LOAN VALUE		1				
		- 1		1		
11. STOCKS, BONDS, SECURED				1		
NOTES, MUTUAL FUNDS	1	1				
	1	1		1 1		
1		1		1		
12. RETIREMENT AND PENSIONS	1		- 1			
THE PENSIONS			1	1		
1		- 1	- 1	1		
13 PROFES OUT -	1		- 1	1		
13. PROFIT-SHARING, IRAS, DEFERRED COMPENSATION,	1	1	-	- 1		
ANNUITIES	- 1		1			
	- 1	1		1		- 1
	1	- 1				- 1
14. ACCOUNTS RECEIVABLE,	1		-	1		1
UNSECURED NOTES		- 1	-	- 1		- 1
		1	1	- 1		- 1
	- 1	1	- 1	1		- 1
15. PARTNERSHIP, OTHER		1				- 1
BUSINESS INTERESTS				1		
WILKESTS	1	1		1		- 1
	1	1	- 1	1		- 1
16. OTHER ASSETS		1		1		1
THE PROSE IS	1	1	1	1		1
	-	1		1		
		1				1
17. ASSETS FROM CONTINUATION						1
SHEET	1	1				1
18. TOTAL ASSETS	934	320.00 648				1
FL-160 (Rev. July 1 2014)	004	648	3000.00	255477.00		-
				-		1

Roy, July 1 20160 A	В	C	_		· F
ITEM DEBTS-	-	C			D
NO. SHOW TO WHOM OWED	DATE INCURRED	TOTAL OWING			FOR DIVISION Confirm to:
19. STUDENT LOANS		\$	\$	FETTIONER	RESPONDENT
20. TAXES					
21. SUPPORT ARREARAGES					
				1	
22. LOANS—UNSECURED					
E ZOANS—UNSECURED					
23. CREDIT CARDS					
		1			
4. OTHER DEBTS					
OTTLICE DEBYS					
		1			
OTHER DEPART					
5. OTHER DEBTS FROM CONTINUATION SHEET					
. TOTAL DEBTS					1.

A Continuation of Property Declaration (form.FL-161) is attached and incorpor I declare under penalty of perjury under the laws of the State of California that, to the best of my knowledge, the for and correct listing of assets and obligations and the amounts shown are correct.

Date: 5/7/2013

TATIANA SEDOCHENKOVA

PROPERTY DECLARATION

Seal Beach Sun 7/11/2024-144102