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PROPERTY MANAGEMENT
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| 354 12th Street #B Over 1300sqft in spacious 3 bed, 2 bath townhome. Includes 2 car tandem garage, new flooring, and granite counters. Avail: NOW Rent: \$3900 | 116 Main Street #7 Charming 1 bed, 1 bath third floor unit, remodeled w/ stainless steel appliances and ocean views off bedroom balcony! Avail: NOW Rent: \$2600 |
| 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 | Ocean Ave GARAGES 2 individual garages both available for rent. Use extra parking, approx 9x18 feet. Prime location w/ remote controls. Avail: NOW Rent: \$375/garage |
| 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 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

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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 PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/18/2024 at 12:00 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee un-

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AMERICAN BEACHSIDE BROKERS
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| | |
|---|--|
| 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 | Ocean & Pier Views Daily! 1001 Seal Way #4 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: 7/25/24 1 800 992 8283 x 1002 |
| 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 | Huntington Harbor Apt 16682 Algonquin St "C" Upstairs, 2 Bdrm, 1 Bath Laminate Floors, Fans Sep Dining Area, Stove Balcony, Cmm 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, Laminate Floors, W/D Hookups, 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 Bdrm, 1 Bath, Laminate Floors, 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... 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

INVESTMENTS • SALES • LEASING

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 nurturing, gestation, protectiveness, baskets, the oceans and 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 Light of the Soul." Cancer lives half on earth and half in water. Often Cancer hides away under its shell,

RISA'S STARS

Wisdom is a task of the heart. This heart-felt radiation 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 needed and your ideas applied. Remember the best 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,

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 more ease.

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 equation.

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 opportunity to fulfill certain dharmic tasks. Each day in daily 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 place 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

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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: \$ 1 , 1 6 2 , 9 6 1 . 5 2 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **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 call, (800) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-07018CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale,

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8052, or visit this internet website www.xome.com, using the file number assigned 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, 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. 3 File No.:23-07018CA 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. For Trustee Sale Information Log On To: www.xome.com or Call: (800) 758-8052. Dated: June 28, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0462379 To: HUNTINGTON HARBOUR SUN JOURNAL 07/11/2024, 07/18/2024, 07/25/2024
Huntington Harbour Sun Journal 7/11,18,25/2024-144054

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 CHLOE 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 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 8:30 a.m. D100 REMOTE
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 DATE: 05/01/2024
Judge Eric J. Wersching Judge of the Superior Court
Seal Beach Sun 6/20,27,7/4,11/2024-143615

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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 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
Peter Rojas
Candice Benjamin
Marianna Capozzoli
Fereita Tauanu
Ekrem Ozturk
King Well-Ramirez
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 7/11/24
CNS-3828969# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 7/11/24-143934

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01405528
TO ALL INTERESTED PERSONS: Petitioner: ANGELA CHRISTINE NICHOLAS KENNEDY filed a petition with this court for a decree changing names 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 hearing.
NOTICE OF HEARING 08/14/2024 at 8:30 a.m. D100 REMOTE
Central Justice Center 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/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: 06/13/2024
Judge Layne H. Melzer Judge of the Superior Court
Seal Beach Sun 6/27,7/4,11,18/2024-143657

NOTICE OF TRUSTEE'S SALE T.S. No.: 24-0028 Loan No.: ***579 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/02/2015 AND MORE FULLY DESCRIBED BELOW. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED**

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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 Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: MICHAEL BOHINC AND MELISSA BOHINC, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 06/05/2015 as Instrument No. 2015000294025 in book --, at Page -- of Official Records in the office of the Recorder of ORANGE County, California, Date of Sale: 08/05/2024 at 01:30 PM Place of Sale: At the North front entrance 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 publication of this Notice of Sale The purported property address is: 4961 BONITA DRIVE, #42 HUNTINGTON BEACH, CA 92649 A.P.N.: 933-810-42 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. 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 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

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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. 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 refund 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 successor 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 postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website 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 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 profes-

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sional immediately for advice regarding this potential right to purchase. Date: 06/25/2024 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT 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: HUNTINGTON HARBOUR SUN JOURNAL 07/11/2024, 07/18/2024, 07/25/2024
Huntington Harbour Sun Journal 7/11,18,25/2024-144070

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01409046-CU-PT-CJC
TO ALL INTERESTED PERSONS: Petitioner: CORTNEY MARIE WALSTROM filed a petition with this court for a decree changing names as follows: CORTNEY MARIE 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 hearing.
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/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: 06/28/2024
Judge Layne H. Melzer Judge of the Superior Court
Seal Beach Sun 7/4,11,18,25/2024-144020

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Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday 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 at www.selfstorageauction.com.
Barry M Schleider
Chertpong T Chertboonmuang
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated This July 11, 2024 by Sealcliff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 7/11/24
CNS-3831127# HUNTINGTON HAR-

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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: ISRAEL 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 grant the petition without a hearing.
NOTICE OF HEARING 08/21/2024 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: 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 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

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will be held in this court as follows:

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 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

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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: 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 individuals listed below at the following 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.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. 7/11/24

CNS-3829431# HUNTINGTON HARBOUR 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 follows:

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.

B. 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 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 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 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 District.

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 GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the seller(s) are: ROCKING CREPES LLC, 8943 ATLANTA AVE, HUNTINGTON BEACH, CA 92646-7121

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, 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 age.

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 delivered to the City of Seal Beach at, or prior to, the public hearing.

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 2024 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, July 22, 2024, at 7:00 p.m. 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 development 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 significant 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.

Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper on the 3rd day of July 2024 Seal Beach Sun 7/11/2024-144102

Legals-SB

years, as stated by the seller(s), is/are: 1251 SPANISH COURT, MARCO ISLAND FL 34145 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, CA 92646-7121

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 ESCROW, 2130 MAIN STREET, SUITE 100, HUNTINGTON BEACH, CA 92648 and the anticipated sale date is JULY 30, 2024

Legals-SB

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: MARQUIS ESCROW, 2130 MAIN STREET,

Legals-SB

SUITE 100, HUNTINGTON BEACH, CA 92648 and the last date for filing claims shall be JULY 29, 2024, which is the business day before the sale date specified above. BUYER: RMN VENTURES LLC 2464983-PP HUNTINGTON HARBOUR SUN JOURNAL 7/11/24 Huntington Harbour Sun Journal 7/11/2024-144169

PETITIONER: TATIANA SEDOCHENKOVA RESPONDENT: ARTJOMS BREUSOVS OTHER PARENT/PARTY: [] PETITIONER'S [] RESPONDENT'S [] COMMUNITY AND QUASI-COMMUNITY PROPERTY DECLARATION [] SEPARATE PROPERTY DECLARATION CASE NUMBER: 230004143

See Instructions on page 4 for information about completing this form. For additional space, use Continuation of Property Declaration (form FL-161).

Table with 6 columns: ITEM NO., BRIEF DESCRIPTION, DATE ACQUIRED, GROSS FAIR MARKET VALUE, AMOUNT OF DEBT, NET FAIR MARKET VALUE, PROPOSAL FOR DIVISION. Rows include Real Estate, Household Furniture, Jewelry, Vehicles, Savings Accounts, and Checking Accounts.

Table with 6 columns: ITEM NO., BRIEF DESCRIPTION, DATE ACQUIRED, GROSS FAIR MARKET VALUE, AMOUNT OF DEBT, NET FAIR MARKET VALUE, PROPOSAL FOR DIVISION. Rows include Credit Union, Cash, Tax Refund, Life Insurance, Stocks, Retirement, Profit-sharing, Accounts Receivable, Partnership, Other Assets, and Total Assets.

Table with 4 columns: ITEM NO., DEBTS—SHOW TO WHOM OWED, DATE INCURRED, TOTAL OWING, PROPOSAL FOR DIVISION. Rows include Student Loans, Taxes, Support Arrearages, Loans—Unsecured, Credit Cards, Other Debts, and Total Debts.

I declare under penalty of perjury under the laws of the State of California that, to the best of my knowledge, the foregoing is a true and correct listing of assets and obligations and the amounts shown are correct.

Date: 5/7/2023 TATIANA SEDOCHENKOVA (TYPE OR PRINT NAME) SIGNATURE