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NOTICE OF TRUSTEE'S SALE TS No. CA-24-994719-BF Order No.: FIN-24007496 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/5/2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Sheila Megli, a single person Recorded: 7/16/2013 as Instrument No. 2013000426159 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 12/23/2024 at 9:00:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$227,531.44 The purported property address is: 12200 MONTECITO RD E106, SEAL BEACH, CA 90740 Assessor's Parcel No.: 936-59-170 **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 1-800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994719-BF. 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 CA-24-994719-BF, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994719-BF 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-994719-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-994719-BF IDSPub #0225487 11/28/2024 12/5/2024 12/12/2024
Seal Beach Sun 11/28,12/5,12/2024-148045

CASE NO. 30-2024-01439870-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 ELENI MAVROVOUNIOTIS.
A Petition for PROBATE has been filed by: TERI NUGENT in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that TERI NUGENT 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 the Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
JANUARY 08, 2025 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 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: DEBORAH COEL & PEILIN NGO
LAW OFFICE OF DEBORAH COEL, 33 BROOKLINE, ALISO VIEJO, CA 92656. (949) 682-8019
BSC 226073
Seal Beach Sun 11/28,12/5,12/12/2024-148125

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001240
TO ALL INTERESTED PERSONS: Petitioner: JEREMY MALOYO and CATHERINE MALOYO on behalf of REAGAN DEAN MALOYO, a minor, filed a petition with this court for a decree changing names as follows: REAGAN DEAN MALOYO TO REAGAN JEREMY MALOYO. 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 02/20/2025 at 1:30 p.m. L74 REMOTE
Family Division at Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868-3205 (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 11/12/2024
Judge Julie A. Palafox
Judge of the Superior Court
Seal Beach Sun 11/21,28,12/5,12/2024-147934

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01429153
TO ALL INTERESTED PERSONS: Petitioner: VANESSA ALBERTA WINDER filed a petition with this court for a decree changing names as follows: VANESSA ALBERTA WINDER TO VANESSA ORTIZ VALDEZ. 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 12/19/2024 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: 11/07/2024
Judge Layne H. Melzer
Judge of the Superior Court
Seal Beach Sun 11/21,28,12/5,12/2024-147855

ity will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 12/18/24 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner RONALD BERMAN - SBN 079775

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ELENI MAVROVOUNIOTIS

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BERMAN & BERMAN, APLC 16633 VENTURA BLVD., STE. 940 ENCINO CA 91436 Telephone (818) 593-5050 11/28, 12/5, 12/12/24 CNS-3873942# SEAL BEACH SUN Seal Beach Sun 11/28,12/5,12/24-148139

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001180

TO ALL INTERESTED PERSONS: Petitioner: ESMERALDA LUCIA GARCIA and ANTONIO ROBLES on behalf of ELI ROBERT ROBLES-GARCIA and ISAAH ANTHONY ROBLES-GARCIA, minors filed a petition with this court for a decree changing names as follows: a) ESMERALDA LUCIA GARCIA to ESMERALDA LUCIA GARCIA b) ELI ROBERT ROBLES-GARCIA to ELI ROBERT ROBLES c) ISAAH ANTHONY ROBLES-GARCIA to ISAAH ANTHONY ROBLES. 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 02/20/2025 at 8:30 a.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:

Huntington Harbour Sun Journal DATE: 10/29/2024 Judge Julie A. Palafox Judge of the Superior Court Huntington Harbour Sun Journal 11/28,12/5,12,19/2024-148122

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANK VIRL DUNN CASE NO. 30-2024-01440846-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANK VIRL DUNN.

A PETITION FOR PROBATE has been filed by JOHNATHON RAY GONZALEZ in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JOHNATHON RAY GONZALEZ be appointed as Executor to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL

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and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/16/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner SHAUNA R. ANDERSON - SBN 265989, CHARLOTTE A. FLANIGAN - SBN 264104, LAW STEIN ANDERSON, LLP 2601 MAIN STREET, SUITE 1200 IRVINE CA 92614 Telephone (949) 501-4800 11/28, 12/5, 12/12/24 CNS-3873950# HUNTINGTON HARBOUR SUN-JOURNAL

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HHSJ 11/28,12/5,12/24-148152

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01441551

TO ALL INTERESTED PERSONS: Petitioner: FARAH NAJJARAH TOOSI filed a petition with this court for a decree changing names as follows: FARAH NAJJARAH TOOSI to FARAH TOOSI. 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 01/15/2025 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: Huntington Harbour Sun Journal

ORDINANCE 1714 AN ORDINANCE ADOPTED BY THE VOTERS OF THE CITY OF SEAL BEACH AMENDING SECTIONS 4.55.025 AND 4.55.035 OF THE SEAL BEACH MUNICIPAL CODE TO INCREASE THE RATE OF THE EXISTING TRANSACTIONS AND USE TAX BY .5%, FROM 1% TO 1.5%. TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION THE VOTERS OF THE CITY OF SEAL BEACH DO HEREBY ORDAIN AS FOLLOWS: Section 1. Section 4.55.025 of Chapter 4.55, Title 4 of the Seal Beach Municipal Code is hereby amended to read as follows (additional text underlined, deleted text struck through): "4.55.025. Transactions Tax Rate. "For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the city at the rate of 1.0 1.5% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this chapter." Section 2. Section 4.55.035 of Chapter 4.55, Title 4 of the Seal Beach Municipal Code is hereby amended to read as follows (additional text underlined, deleted text struck through): "4.55.035. Use Tax Rate. "An excise tax is hereby imposed on the storage, use or other consumption in the city of tangible personal property purchased from any retailer on and after the operative date of this chapter for storage, use or other consumption in said territory at the rate of 1.0 1.5% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made." Section 3. Intended Amendment. It is the intent of the voters to amend Sections 4.55.025 and 4.55.035 only as specified in this Ordinance to increase the rate of the existing Seal Beach transactions and use tax in Chapter 4.55 of Title 4 of the Seal Beach Municipal Code. Pursuant to Elections Code Section 9217, the City Council may amend the provisions of this Ordinance, except that no such amendment that has the effect of increasing the rate of this tax above the rate approved in this Ordinance shall be effective without voter approval. Except as specifically amended in this Ordinance, the remaining provisions of Chapter 4.55 of Title 4 of the Seal Beach Municipal Code shall remain in full force and effect. Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. Section 5. Effective Date and Expiration. This Ordinance shall take effect immediately upon approval by the voters and shall remain in effect until repealed or amended by the voters of the City of Seal Beach. APPROVED at a regular meeting of the City Council of the City of Seal Beach held on the 22nd day of July 2024. PASSED AND ADOPTED by the voters of the City of Seal Beach, State of California, at the General Municipal Election held on November 5, 2024. Seal Beach Sun 12/12/2024-148515

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DATE: 11/25/2024 Judge Layne Melzer Judge of the Superior Court Huntington Harbour Sun Journal 12/5,12,19,26/2024-148257

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01442104

TO ALL INTERESTED PERSONS: Petitioner: NATALIE ALEXANDRA LAVYGINA filed a petition with this court for a decree changing names as follows: NATALIE ALEXANDRA LAVYGINA to NATASHA ALEXANDRA CLARK. 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 01/14/2025 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: Huntington Harbour Sun Journal

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lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 11/27/2024 Judge Layne Melzer Judge of the Superior Court Huntington Harbour Sun Journal 12/5,12,19,26/2024-148312

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01441783

TO ALL INTERESTED PERSONS: Petitioner: ANDREW SCOTT DICKEY filed a petition with this court for a decree changing names as follows: ANDREW SCOTT DICKEY to ANDREW SCOTT LASHLEY. 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

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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 01/21/2025 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: Huntington Harbour Sun Journal DATE: 11/22/2024 Judge Layne Melzer

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Judge of the Superior Court Huntington Harbour Sun Journal 12/5,12,19,26/2024-148315

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 December 21, 2024 at 4:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.self-storageauction.com. John Phillip Day Roger Paul Hammel Randall G Harris All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this December 12, 2024 by Sealcliff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 12/12/24 CNS-3877827# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 12/12/24-148464

CITY OF SEAL BEACH

SUMMARY AND NOTICE OF ADOPTION OF ORDINANCE 1716 OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, AMENDING PORTIONS OF TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE RELATING TO ADMINISTRATIVE REVIEW OF MODIFICATIONS TO NONCONFORMING RESIDENTIAL STRUCTURES, ADMINISTRATIVE REVIEW OF REASONABLE ACCOMMODATION REQUESTS, MODIFICATION OF RESIDENTIAL FRONT YARD PERMEABLE SURFACE REQUIREMENTS, AND UPDATES TO THE ACCESSORY DWELLING UNIT STANDARDS PURSUANT TO SENATE BILL 1211 AND ASSEMBLY BILL 2533 (STATUTES OF 2024), AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PLEASE TAKE NOTICE that on December 9, 2024, the City Council of the City of Seal Beach adopted on second reading Ordinance 1716, as entitled above.

SUMMARY OF ORDINANCE 1716

This is a summary of the above entitled Ordinance 1716 of the City Council of the City of Seal Beach. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

Ordinance 1716 amends various provisions of Title 11 (Zoning) of the Seal Beach Municipal Code (SBMC) to modify and update provisions relating to nonconforming residential structures, reasonable accommodation process, permeable surface requirements, and accessory dwelling units, as set forth below.


- 1. Ordinance 1716 amends Section 11.4.40.010 (Maintenance and Repair of Nonconforming Structures), Section 11.4.40.015 (Minor Improvements to Nonconforming Residential Structures), Section 11.4.40.020 (Structural Alteration or Additions to Nonconforming Residences Require a Conditional Use Permit (All Residential Districts)), Section 11.4.40.030 (Nonconforming Multi-Unit Residential and Nonresidential Structures May Not Be Structurally Altered or Expanded; and Exceptions), Section 11.4.40.050.B (Residential Structure - Damage Greater than 50%), and Section 11.4.40.075 (Replacement of Residential Structures Nonconforming Due to Density), of Chapter 11.4.40 (Nonconforming Uses, Structures, and Lots); and Section 11.2.05.015.A.7.g (Standards for Surfside General Requirements - Nonconforming Building Expansions) of Chapter 11.2.05 (Residential Districts) of Title 11 of the SBMC, to eliminate the requirement for a Conditional Use Permit or Minor Use Permit to make changes to residential structures when all proposed additions or expansions comply with the Zoning Code, and instead to provide for administrative review by staff. 2. Ordinance 1716 amends Section 11.5.30.010 (Review Authority) and Subsection 11.5.30.020.A (Planning Commission to Decide) of Section 11.5.30.020 (Decision) of Chapter 11.5.30 (Reasonable Accommodations) of the SBMC, to streamline the reasonable accommodation process to eliminate the requirement for Planning Commission review of requests for reasonable accommodation, and instead to provide for administrative review by the Planning Director. 3. Ordinance 1716 amends Table 11.2.05.015 (Development Standards for Residential Districts) and Subsection 11.2.05.015.O (Minimum Permeable Surfaces) of Section 11.2.05.015 (Development Standards) of Chapter 11.2.05 (Residential Districts); and Subsection 11.4.05.100.E (Driveways, Walkways, and Patios) of Section 11.4.05.100 (Residential Accessory Uses, Structures, and Vehicle Parking) of Chapter 11.4.05 (Standards for Specific Uses), to reduce the permeable surface requirement for the front yard setback to 50% and to eliminate contradictory language in Table 11.2.05.015 and Section 11.4.05.100 that stated 60% of the front yard setback must have a permeable surface. 4. Ordinance 1716 amends Section 11.4.05.115 (Accessory Dwelling Units) of Chapter 11.4.05 (Standards for Specific Uses) of Title 11 of the SBMC to update the Zoning Code consistent with the requirements for accessory dwelling units and junior accessory dwelling units in accordance with the 2024 enactment of Senate Bill 1211 (SB 1211) and Assembly Bill 2533 (AB 2533). As required by SB 1211, Ordinance 1716 amends Subsections 11.4.05.115.A (Definitions), 11.4.05.115.C (Permits Required), 11.4.05.115.D (Statewide Exemption ADUs), 11.4.05.115.E (ADUs Not Subject to Statewide Exemption), 11.4.05.115.F (Standards for ADUs) and 11.5.05.115.G (Standards for JADUs) of Section 11.4.05.115 to define "living area" and "livable space"; to allow up to eight (8) detached ADUs, instead of two (2) detached ADUs to be created on a lot with an existing multifamily dwelling, provided that the number of ADUs does not exceed the number of existing units; to further restrict the requirement of development or design standards that do not exist in State law; and to incorporate additional prohibitions on requiring replacement when parking is lost in the conjunction with the development of an ADU. Ordinance 1716 also amends Subsection 11.4.05.115.C.4 (Unpermitted ADUs constructed before 2018) of Section 11.4.05.115 in accordance with AB 2533, to provide that unpermitted second units constructed prior to January 1, 2020 are permitted.

A public hearing and the first reading and introduction of Ordinance 1716 occurred on November 12, 2024. Second reading and adoption of Ordinance 1716 occurred at the December 9, 2024, regular City Council meeting by a 5-0 vote.

A certified copy of the entirety of the text of Ordinance 1716 is available for review during normal business hours in the Office of the City Clerk in Seal Beach City Hall, located at 211 Eighth Street, Seal Beach, California 90740.

/s/ Gloria D. Harper, CMC, City Clerk Dated this 10th day of December, 2024 Seal Beach Sun 12/12/2024-148508

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ESOTERIC ASTROLOGY AS NEWS FOR WEEK
DECEMBER 11 - 17, 2024

ADVENT, CANDLES, PREPARATIONS, MERCURY DIRECT, FULL MOON SAGITTARIUS FESTIVAL

Soon it's Winter Solstice (Sun in Capricorn, Dec. 21st), then Christmas and Hanukkah (25th) (both occurring the same day!). Then the new year begins (January 1, 2025). 'Til those days arrive, we have Advent (light kindled in the darkness), days in December dedicated to preparing for the new light of the new year (Winter Solstice).

In terms of light, every Sunday, many households around the world light candles set in the circle of an Advent (evergreens) wreath.

There are four candles on the Advent Wreath. Each candle represents a kingdom - mineral, plant, animal and human. All earth's kingdoms await the new solstice light. This week the plant kingdom candle is lit.

Advent is Latin for "adventus" which means "something will soon arrive!" referring to Winter Solstice, when the Sun enters Capricorn and its light turns northward. The dark half of the year ends and we enter once again (each year) into the light half of the year.

In these weeks we also prepare for two most important festivals of light, - Christmas (birth of the holy child, symbols for the Light of the World) and Hanukkah (miracle of light). This year both religious festivals (different developmental stages of thought) occur on December 25. Both are about preparation, (re) dedication and the kindling of light (hope, promise) in the world within the darkness (of matter).

The Astrology this week: Sunday, December 15, Mercury stations direct at 7 degrees Sagittarius. However Mercury remains in its retrograde shadow through the first week of January 2025.

Just after midnight Sunday morning the last full moon of 2024 appears shining brightly, a lantern in the night sky. December's full moon informs us it's time for

RISA'S STARS

the Sagittarius solar festival (24 degrees Sag). The archer's gleaming silver sword and his white steed leading humanity to the foothills of Capricorn (Initiation, Gate of Return).

Everyone is invited to join the New Group of World Servers for the Sagittarius festival meditation by contemplating on the Soul's meditative seed thought for Sagittarius, "I see the goal, I reach that goal, and then I see another." Let us ponder upon this seed thought each morning as we awaken and review our daily goals. During the day we visualize and then accomplish our goals. At night we see that the day was good. The next morning we see new goals appearing. This is the life and the ways of disciples that form the body of the New Group of World Servers. Join us, everyone.

ARIES: You're out and about, in and out, here and there in the world of people, events, food, travel, adventures, mountain peaks, plains, cultures, and civilization - all calling you to participate. Perhaps you'll consider all these after a bit of retreat and solitude and inner contemplation. Are there thoughts of writing, publishing, travel? Think deeply on your goals. Create more. Ponder upon this statement, "I see the goal, I reach that goal and then I see another."

TAURUS: I ask that you also think on the statement at the end of Aries. And then observe the many and varied dreams, hopes and wishes that filter through your mind. Is there a goal of entrepreneurship? There's not enough time, day or night, to accomplish all the inside and outside work, preparations and plans laid before you. There's also the issue of money, which may be uncomfortable, yet most important to consider. You have many resources, gifts and abilities. All needed for the new era.

GEMINI: What are your holiday plans? Will you prepare with your significant other(s) or with one in particular? Perhaps with friends? I suggest you plan with the one closest to you. The full moon's path over hill and dale shines a silver glow on your relationships, especially one in particular. A new intimacy is being called for. Is it with love, sex, marriage, money, one or all bundled together? Or is it a spiritual connection? You and another need to travel somewhere together. To a stupa or a mountain retreat or to the Christmas markets in Europe.

CANCER: Your health and well-being at this time are most important. Focusing on this, and not much else, is best because you have the capacity to heal more quickly now. Appropriate and healthful foods also must be a focus. You're considering preparing foods to give as gifts? Later on, perhaps. Simultaneously, endless tasks and responsibilities keep appearing. Decline most of them. You need rest, good natural light, pure foods and waters, things green and a few good books to read. Perhaps The Light in the Lantern - by Georg Dreissig.

LEO: You need a bit more adventure, fun, play, recognition and being tended to. You also need to gather your creative self and further it with new ideas and thoughts of beauty. You need to accept invitations, go to parties and festivities, be with friends, attend plays, art shows, galleries, dances, and visit other people's homes. You need both a Christmas tree and a Hanukkah bush with lights and candles everywhere. You need to be loved, cared for, recognized and then loved more. Who can do this best?

VIRGO: You're the light bearer to your family this year. Maybe you are every year, actually. You're the one who must make connections with them, one on one,

energy as a warrior makes you very attractive. However, be careful with everything - communicating, driving, walking running, using tools and implements. Careful with your energy. Beware of things red, hot and sharp (all of which, to some, you are). You're laughing. That's good. Caution.

CAPRICORN: You simply continue with needed tasks, not realizing you may be fatigued, possibly depleted of major nutrients and in need of quiet, calm and rest. Whenever possible, take this holiday time to draw back, do less. You can still plan agendas and consider creative goals. However, don't act upon them immediately, instead make health, rest, and well-being your central focus. Allow these thoughts to direct you for at least a month or two. Blend chia seeds in raw or oat milk, for probiotics and strength. Add a bit of chocolate, a banana and a date or two. Blend.

AQUARIUS: Everything personal and professional, at home and in the world has a green light. You have energy and enthusiasm, hopes, dreams and wishes along with opportunities and invitations. Amidst the many possibilities, always bring a gift, an offering of gratitude. Pay all bills promptly, don't worry about money. You're beginning to thrive differently. Something unexpected and different will occur this month, that touches your heart. Crying is as essential as rain storms. After the rain the sun shines in! Are you from the future?

PISCES: in all the present and upcoming retrogrades, you ponder upon becoming more public, your leadership qualities emerging more and more. This is based on the needs of humanity. A forum or group invites you to share your gifts of communication, intelligence and knowledge. You prepare over time. However, you are aware that at any time in the life of Pisces, things dissolve away. So you are hopeful, patient, accepting, yet also wary, cautious, circumspect, careful and coiled like a snake in preparation, which is good enough (for now). You light a cone of cedar and sandalwood.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.com.

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