

BAYTOWN REALTY
PROPERTY MANAGEMENT
COASTAL RENTALS

DISCOVER YOUR DREAM HOME BY THE BEACH!

<p>337 10th Street #B Cozy ground floor 2 bed, 1 bath with major utilities included, private patio space, and prime location and access to Main Street! Avail: NOW Rent: \$2800</p>	<p>117 14th Street #C Upper level 1 bed w/ great location. Recently upgraded with plank floors, quartz, and includes 1 parking space. Avail: NOW Rent: \$2200</p>
<p>129 12th Street #B Spacious 2 bed, 1.5 bath townhouse with 1 car garage! Appliances include D/W and shared laundry in building. Avail: NOW Rent: \$2800</p>	<p>212 Main Street A-3 Office space available in prime location! Approx 400sqft open concept, with private secondary office or reception area. Avail: NOW Rent: \$1500</p>
<p>211 12th Street #S Remodeled ground level studio w/ all W/D, spacious front patio, and garage parking! Avail: NOW Rent: \$2250</p>	<p>118 Termino Ave, LB Secluded 4 bed, 2 bath duplex with spacious in almost every room, and 1 car garage w/ EV charging! Avail: NOW Rent: \$4300</p>

TO VIEW PHOTOS VISIT
BAYTOWNREALTY.COM

SHANA KLISANIN
DRE#01196063

OFFICE: 562.596.6600
RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

CLASSIFIEDS
Classified space and copy deadline is Tuesday at 12:00 p.m.
562-430-7555

DO YOU OWN A BUSINESS?
File your Fictitious Business Name Statements here.. We do the work for you.

Ask about our special VIP package which includes:

- Name Search
- Court Filing

• Publishing in both Orange County & Los Angeles County

Contact us now!
562-430-7555
legals@localnewspapers.org

SERVICES
HELP WANTED • RENTALS
PERSONALS
LOOKING FOR SELLING OR BUYING
YARD SALES • ETC.
CALL US FOR ALL YOUR ADVERTISING NEEDS
562-430-7555

DRE#: 01237349



AMERICAN BEACHSIDE = BROKERS
816 Electric Avenue, Seal Beach

We're Placing The Beach Within Your Reach

<p>Furnished OceanFront Unit 1319 Seal Way, A, Seal Beach 3 Bedrooms, Remodeled Bath Remodeled Kitchen & Dining 2 Carport Spaces, Laundry Rm Front Floorto Ceiling Windows Fully Furnished & Decorated Water/Trash/Gas/Elect Paid Rent: \$4900. Available Now</p>	<p>Great Curb Appeal! 417 Ocean Ave #5, SLB Upstairs, 2 Bed, 2 Bath Laminate Floor, Balcony Ceiling Fans, Dishwasher Comn Laundry, 1 Garage Stroll to Beach & Main St Rent: \$3295 Avail: 1/10/25</p>
<p>Modern Luxury Design 700 Taper Drive, Seal Beach Sharp Edges, Tall Windows 4 Bedrms, 4 Baths & Den 2 Fireplaces and Rear Yard Lrg Glass Atrium and Decks Lrg Roof Deck, Water Views Rent: \$8495. Available Now</p>	<p>Huntington Harbor Apt w/Deck 16682 Lynn Lane C, Hunt Bch 1 Bedroom, 1 Full Bathroom All Tiled Floors, Ceiling Fan Lg Private Deck, Fresh Paint Stove, Refrig, Onsite Laundry 1 Car Garage, 1 Pkg Space Rent: \$2295. Avail Now</p>
<p>Remodeled 1st Floor Apt 3901 Green, Los Alamitos 1st Floor, 2 Bdms, 1 Bath New Kitchen & New Floors New Paint & New Lighting New Shower/Sinks & Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage Rent: \$2795. Avail Now</p>	<p>Seal Beach Studio Apt First Floor, 3/4 Bathroom Mirrored Closet, Tile Floor Stovetop, Micrww, Refrig Paid Utilities/Wifi & Cable Off Street Parking RENTED</p>
<p>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: \$4800. Avail Jan. 1st</p>	<p>Ocean & Pier Views Daily! 1001 Seal Way #4 Seal Bch Townhouse Style Apartment 2 Huge Patios Washer/Dryer Laundry & Tandem Carport Rent: \$3400. Avail Now RENTED</p>

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
DECEMBER 18 - 25, 2025

SOLSTICE, CHRISTMAS, HANUKKAH - LIGHTS SHINING IN THE DARK

As I wrote last week, the coming weeks and Winter solstice occurs as the Sun enters Capricorn (Saturday, Dec. 21), sign of the midnight Sun appearing on the mountaintop. The dark half of the year ends and the light half begins. Angel Gabriel now resides over the winter season. At winter solstice, the sun turns and slowly moves northward, its goal is midnight, Christmas morning. Then the Temple doors open and Mary (earth, matter) gives birth to (receives) the holy child (the new light for the new year). This light is brighter and more rare than last year's light.

And so, the initiatory golden light of Capricorn quietly streams into the Earth. This year, at Christmas, two festivals are occurring simultaneously. On Christmas evening, Hanukkah, the Jewish Festival of Light begins. As the Christmas tree sparkles with light, the first Hanukkah candle on the menorah (candlestick) is lit. So the two lights (Christmas and Hanukkah light) merge into one. Both are miracles of light. Both are the Lights of Life itself, signifying a crisis, an invocation (asking) and an evocation (response) during two developmental stages of humanity.

At the week's beginning, in the story of the holy birth of Jesus, there's a search by Joseph for respite, an Inn, a place for Mary (the Earth) to "give birth" to the holy child (the new light). This search is felt by everyone. Then it's finally Christmas Day and this year it's under Scorpio moon. And the mysteries of the holy birth (Pisces) in the manger as well as the mystery of the holy oil (Aries) both occur. Scorpio is always at the heart of the mysteries.

The pregnant Madonna (Virgo-constellation)

RISA'S STARS

always appears in the heavens at Christmas. Disciples begin their ascent toward the mountaintop of Capricorn at the solstice. First as goats scrambling up rocky precipices, becoming unicorns at the mountaintop, standing in the Light Supernal. The fiery goal of Sagittarius, riding over the plains, bow and arrow in hand on the white steed, prepared us for this sacred time.

Eventually, we all become still, quiet and expectant. The path into a greater measure of light has arrived. Let us gather this light, then radiate that Light to humanity so the light of the midnight Sun can also enter their hearts. And we hear the angels sing "Peace on Earth, Goodwill To All the Kingdoms on Earth." We sing with them.

ARIES: You're bold, adventurous and know all about beginnings. We see everything scattered about you, waiting for Taurus to step in to confine. You're able to accomplish great things if allowed freedom and non-judgment. You surprise everyone. Your desires and aspirations take you on journeys over mountains and plains. One day you sit down and begin to study. It builds your mind. Love happens.

TAURUS: Your companion is Vulcan, husband of Venus. Many see you as the consistent, un-complex one, driven to care for others, sustaining them unto infinity. However, there's another side. In the fires of Vulcan, you're shaped into gold. So often your response to suggestions is the word "No!" Many think you're stubborn, unable to change. What they don't realize is you need time to think and assess before saying yes. Taurus, earth sign, must take their time. Aldebaran and Alcyone are your companions and stary guides.

GEMINI: Gemini (mutable), Virgo (mutable) and Aquarius (fixed) are the "people" of the zodiac. You're the twin, Virgo the mother, and Aquarius pours forth "heavenly waters for thirsty humanity." You provide the original matrix of learning. You offer information - the fact of duality, the good and the bad, the personality and the Soul, matter and Spirit. You create a dialogue. You are a mystery. One part of you dims while the other brightens. Your Egyptian god is Thoth. You carry messages. You're the magus.

CANCER: You are oceanic, tide-like, moody, different each time we encounter you. You're protected, shielded and walk crab-like around an object in order to ascertain safety. You're intuitive too. Often feelings are so deep they're unable to be understood. You nourish and nurture, find water where others can't, the moon is your sister, and you remember the past with precision. You want to be close but can't unlock your shield. Try again and again.

LEO: You are the Solar Lord, no longer lunar. Your contact with the Sun allows a gold life filled light and livingness to shine on Earth, a light that humanity seeks, needs, wishes and hopes and thirsts for. You're aware of this and yet not aware of this. The Christ cannot reappear until a certain percentage of the world is illumined. You're to radiate light through right loving, right leadership, right relations, always from the heart. Your work is to love more. And then some more.

VIRGO: Sometimes you suffer from nervousness, the intelligence of your mind overflowing with ideas that hardly any mind can hold. Your mind constantly changes, too, and then you feel unsure of yourself, your thoughts and ideas. Disciples are to have ideas that become ideals for humanity. Sometimes you need a new reality of self, one that contains a higher level of confidence. Your constellation hovers over the Bethlehem stable scene at Christmas. You are holy. You are one with the shepherds.

LIBRA: Perhaps there's something you need to discuss with another? Are choices and decisions made several months ago, changing once again? Relationships are primary working tools for Libra. One day, having learned so much, we step back and assess for a while. This occurs in retrogrades which is what Mars, Jupiter and Uranus are. Always uphold fairness. So many times, the ideal in our minds cannot meet the reality on Earth. But you try and try and try again. Don't turn away from anyone. Ask Venus for assistance. Venus loves you. What beauty did you recently see?

SCORPIO: So often, as fiery water, you can obsess and persevere about something or someone. So often, perhaps every day, you feel as if you're dying. And so you are, though not physically. Instead, experiencing the "burning grounds," you're tested nine times, everyone leaves you, and hardly anyone matches your passions. Surrender is a task Scorpio need to learn. Often you cannot hear others, listening as you do to your own emotions. Try. Pluto is your brother. He is your own personal transformer.

SAGITTARIUS: You are kind hearted. You think of yourself as free and easy, but really, you're traditional and often hurting since you're best friends with Chi-ron, the centaur who was wounded and couldn't die. Sometimes you feel this way, too. Sagittarians hold an arrow. Its point is a beam of light. It shows the

Way to the foothills of the mountain of Initiation. You're on a white horse. You hold the reins. Life situations occur that stop you in your tracks. Then you must find your Way back to the light. You're often happy. Then joyful. Jupiter loves you.

CAPRICORN: You act like a traditionalist but are actually a subtle revolutionary. You understand humanity in heart, mind, soul and spirit. You're an ancient and wise sign. You are the Path of Return, through which people can gain spiritual access. You may or may not know these things yet. Sometimes people turn away from you. Don't feel hurt. They can't enter through your lighted gate. It's the Gate of Initiation under the midnight Sun. Your heart understands these things. You are the unicorn whose one horn emits a golden light of life itself. Sometimes the moon hides your light.

AQUARIUS: Some Aquarians act like the traditional Capricorns and some act like "no-saying" Taurus. Some Aquarians are from the future. They came here on a star ship and possibly feel lost and alien, yet interested, curious and often wondering when they can go home. The spiritual Aquarian holds a water pot. In that pot are the stars of astrology, the emerging words of creation, the new physics, and the "waters of life the Aquarian pours forth for thirsty humanity." Aquarians need community. Where is it, they ask? And so Aquarius, with friends, set about creating that community. Aquarius holds the vision.

PISCES: You realize that when you read other people's interpretation of you (Pisces) it often misses the essence of Pisces with words like, "Neptune rules you and you're either drugged, inebriated, confused or illusioned." And you know so well that life as a Pisces is so much more than described. You live in the etheric folds of the universe where stary beings create the templates of life. Actually, you're one yourself, visiting here for a while. Sorrow you perceive and understand. Light and love, too. Stay awhile, Pisces.

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

Legals-SB

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 peti-

tion 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
DATE: 11/25/2024
Judge Layne Melzer

Legals-SB

Legals-SB

Legals-SB

Legals-SB

Legals-SB

Legals-SB

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

APN: 167-122-25 TS No.: 24-08224CA TSG Order No.: 240407116 NOTICE OF TRUSTEE SALE UNDER A DEED OF TRUST DATED APRIL 13, 2023. 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. 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 April 21, 2023 as Document No. 2023000091852 of Official Records in the office of the Recorder of Orange County, California, executed by: TUAN QUANG NGUYEN, AN UNMARRIED MAN AND HANNAH LE-SCHROEDER, A WIDOW AS JOINT TENANTS, 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: January 13, 2025 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 2 File No.: 24-08224CA The street address and other common designation, if any, of the real property described above is purported to be: 17392 Palm Street, Fountain Valley, CA 92708. 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$931,257.20 (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, (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, T.S.# 24-08224CA. 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 24-08224CA 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.: 24-08224CA 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 Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360 Dated: December 6, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0468558 To: HUNTINGTON HARBOUR SUN JOURNAL 12/19/2024, 12/26/2024, 01/02/2025
Huntington Harbour Sun Journal
12/19, 26/24, 1/2/25-148570

IN THE COURT OF COMMON PLEAS FOR THE NINTH JUDICIAL CIRCUIT
CASE NO. 2024-CP-10-4168
OCA: 2022-011324B
SUMMONS
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Charleston County Sheriff's Office, Plaintiff, vs. Five Thousand and 00/100 (\$5,000.00) Dollars in United States Currency. Defendants.

TO: JAMES COLLIN, HUNTINGTON BEACH, CALIFORNIA

YOU ARE HEREBY SUMMONED, and required to answer the Complaint/Petition for Forfeiture, a copy of which is served upon you, and to serve a copy of your answer/response at the Charleston County Attorney's Office, 4045 Bridge View Drive, North Charleston, South Carolina, 29405, within thirty (30) days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint/Petition for Forfeiture within the time, judgment by default will be rendered against you for the relief demanded in the Complaint/Petition for Forfeiture.
CHARLESTON COUNTY SHERIFF'S OFFICE
MARK S. MOORE (#16669)
CHARLESTON COUNTY ATTORNEY'S OFFICE
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive North Charleston, South Carolina 29405
(843) 958-4010
m_moore@charleston-county.org
ATTORNEY FOR PLAINTIFF
Charleston, South Carolina
August 16, 2024
Huntington Harbour Sun

Journal
12/19, 26/24, 1/2/25-148635

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST Loan No.: 202152/RODJACH INVESTMENT PROPERTIES RESS Order No.: 2022-78109 A.P. NUMBER 178-341-45 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/03/2021, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 01/13/2025, at 01:30 P.M. of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Alliance Portfolio, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by RODJACH INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY recorded on 09/10/2021 in Book N/A of Official Records of ORANGE County, at page N/A, Recorder's Instrument No. 2021000567115, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 9/6/2022 as Recorder's Instrument No. 2022000298611, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 204 of Tract No. 5360, per Map recorded in Book 200, Pages 6 - 14, inclusive of Misc. Maps. Refer to Deed of Trust for full Legal Description. The street address or other common designation of the real property hereinabove described is purported to be: 16871 SAY BROOK LANE, HUNTINGTON BEACH, CA 92649. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$1,065,899.86. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the



End poverty.
Start getting kids through high school.

77% of Littles reported doing better in school because of their Big. One-to-one mentoring works.

Even big change starts with something little. Support kids in your community at BigBrothersBigSisters.org.

Legals-SB

provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2022-78109. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 for information regarding the trustee's sale, or visit this internet website <https://www.nationwideposting.com> for information regarding the sale of this property, using the file number assigned to this case 2022-78109 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

Legals-SB

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. Dated: 12/16/2024 Alliance Portfolio, as Trustee By: RESS Financial Corporation, a California corporation, Its Agent By: ANGELA GROVES, TRUSTEE SALE OFFICER 1780 Town and Country Drive, Suite 105, Norco, CA 92860-3618 (SEAL) Tel.: (951) 270-0164 or (800)343-7377 FAX: (951)270-2673 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0468978 To: HUNTINGTON HARBOUR SUN JOURNAL 12/19/2024, 12/26/2024, 01/02/2025 **Huntington Harbour Sun Journal 12/19, 26/24, 1/2/25-148669**

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 889420-SJ (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are:

N and C Khwaja, 3636 Katella Ave., Los Alamitos, CA 90720

(3) The location in California of the chief executive office of the Seller is: Same as Above

(4) The names and business address of the Buyer(s) are:

TND Liquor Inc., 3636 Katella Ave., Los Alamitos, CA 90720

(5) The location and general description of the assets to be sold are furniture, fixtures and equipment, tradename, goodwill, lease, leasehold improvements, covenant not to compete, together with the following described alcoholic beverage license(s): 595831 of that certain business located at: 3636 Katella Ave., Los Alamitos, CA 90720.

(6) The business name used by the seller(s) at that location is: Charged Market

(7) The anticipated date of the bulk sale is 01/14/25 at the office of Unity Escrow, Inc., 3600 Wilshire Blvd., Suite 900, Los Angeles, CA 90010, Escrow No. 889420-SJ, Escrow Officer: Stacey Lee.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 01/13/25.

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: October 29, 2024 Transferees: TND Liquor Inc., a California Corporation By: S/ Tony Durzy, CEO/Secretary 12/26/24 **CNS-3880359# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 12/26/24-148643**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MARVIN CUTLER

CASE NO. 30-2024-

148669

Legals-SB

01446278-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 MARVIN CUTLER. A PETITION FOR PROBATE has been filed by DAVID SLARSKY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that DAVID SLARSKY be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/22/25 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

Legals-SB

available from the court clerk. Attorney for Petitioner SONA A. TATIYANTIS - SBN 239581 SVETLANA KALGANOVA - SBN 239590, LYNK LAW, INC. 1025 N. BRAND BLVD., STE. 225 GLENDALE CA 91202 Telephone (818) 956-9200 12/26/24, 1/2, 1/9/25 **CNS-3881034# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 12/26, 1/2, 9/24-148717**

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 245136-CS

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: JOHN MCALISTER, 5928 WARNER AVENUE, HUNTINGTON BEACH, CA 92649

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: MG SALON GROUP, INC., 843 BUTTWOOD DRIVE, BREA, CA 92821

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at:

5928 WARNER AVENUE, HUNTINGTON BEACH, CA 92649

(6) The business name used by the seller(s) at said location is: CALI HAIR & NAIL DESIGN

(7) The anticipated date of the bulk sale is JANUARY 14, 2025, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 245136-CS, Escrow Officer CANDICE SILVA

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: JANUARY 13, 2025

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: DECEMBER 17, 2025

TRANSFEREES: MG SALON GROUP, INC., A CALIFORNIA CORPORATION

ORD-3077616 HUNTINGTON HARBOUR SUN-JOURNAL 12/26/24 **Huntington Harbour Sun Journal 12/26/2024-148735**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

HELENE NGO PHAM

CASE NO. 30-2024-

01446885-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 HELENE NGO PHAM. A PETITION FOR PROBATE has been filed by KIEUANH PHAM in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that KIEUANH PHAM be appointed as personal representative to administer the estate 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 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: 01/23/24 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD. COSTA MESA, CA 92626 **NOTICE IN PROBATE CASES** The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the 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

Legals-SB

ted to probate. The WILL 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: 01/23/24 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD. COSTA MESA, CA 92626 **NOTICE IN PROBATE CASES** The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the 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 MATTHEW C. YU ESQ. - SBN 256235 THE LAW OFFICE OF MATTHEW C. YU 23001 HAWTHORNE BLVD. #210 TORRANCE CA 90505 Telephone (310) 891-0016 12/26/24, 1/2, 1/9/25 **CNS-3881385# HUNTINGTON HARBOUR SUN-JOURNAL**

Legals-SB

HHSJ 12/26, 1/2, 9/24-148758

NOTICE TO CREDITORS OF BULK SALE (Secs. 6104, 6105 U.C.C.) Escrow No. 7563-KN Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: Quan An Song Hau/Quan An Song Hau, Inc., 9060 Bolsa Ave, Westminster, CA 92683 The location in California of the chief executive office of the seller is: Same As Above As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: None The names and business addresses of the buyer are: Trang Ho and Trang Le, 9060 Bolsa Ave, Westminster, CA 92683 The assets to be sold are described in general as: Quan An Song Hau, Goodwill, Furniture, equipment, fixture, lease hold and are located at: 9060 Bolsa Ave, Westminster, CA 92683 The business name used by the seller at that location is: Quan An Song Hau. The anticipated date of the bulk sale is 01/14/25 at the office of Golden California Escrow Inc., 17151 Newhope St., #202, Fountain Valley, CA 92708. This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is Golden California Escrow Inc., 17151 Newhope St., #202, Fountain Valley, CA 92708, and the last date for filing claims shall be 01/13/25, which is the business day before the sale date specified above. Dated: S/ Trang Ho & Trang Le, Buyer 12/26/24 **CNS-3881882# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 12/26/24-148866**

NOTICE OF PUBLIC SALE OF GOODS TO SATISFY LIEN AUCTION LOCATION: 5455 24th St Riverside, Ca. 92509 In accordance with the provisions of the California Commercial Code, Sections 7201-7210, notice is hereby given that on Saturday, January 11th, 2025 at the hour of 10:00 am of said date, at 15671 Commerce Lane, City of Huntington, County of Orange, State of CA, the undersigned will sell at public auction for cash, in lawful money of the United States, the articles hereinafter described, belonging to, or deposited with, the undersigned by the persons hereinafter named at: Golden West Moving Inc., Said goods are being held on the accounts of: Richard Crandell, Kathie/Anthony Ebers, Joe Hughes, Kathie Verbeek. All other goods are described as household goods, furniture, misc., office furniture, equipment, sealed cartons and the unknown. The auction will be made for the purpose of satisfying the lien of the undersigned on said personal property to the extent of the sum owed, together with the cost of the sale. For information con-

Legals-SB

tact Golden West Moving Inc. Terms: Cash only with a 15% buyer's premium. Inspection at sale time. Payment and removal day of sale. Auction conducted by American Auctioneers, Dan Dotson & Associates (800) 838-SOLD. (909) 790 0433 or www.americauctioneers.com Bond #FS863-20-14. Golden West Moving Inc 12/26/24, 1/2/25 **CNS-3881942# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 12/26/24, 1/2/25-14887**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20246704255 GARDENVIEW PARTNERSHIP, located at 6789 QUAIL HILL PKWY NO 731, IRVINE, CA 92603. County: Orange. This is a New Statement. Registrant(s): RAJESH PATEL & RAVI PATEL 6789 QUAIL HILL PKWY NO 731, IRVINE, CA 92603. Have you started doing business yet? YES, 09/26/2024. This business is conducted by: GENERAL PARTNERSHIP. Registrant(s): /s/ RAJESH PATEL. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement as filed with the County Clerk of Orange County on 12/04/2024. **Seal Beach Sun 12/19,26/24, 1/2, 9-148638**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01447097 TO ALL INTERESTED PERSONS: Petitioner: RATTAKHED UNPATTARAWANICH filed a petition with this court for a decree changing names as follows: RATTAKHED UNPATTARAWANICH to TANAWAT WATTANATHITIRHAT. 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 02/06/2025** 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: **Seal Beach Sun DATE: 12/19/2024 Judge Layne Melzer Judge of the Superior Court Seal Beach Sun 12/26/24, 1/2, 9, 16/25-148894**