

**BAYTOWN REALTY**  
PROPERTY MANAGEMENT  
COASTAL RENTALS

DISCOVER YOUR DREAM HOME BY THE BEACH!

<p><b>337 10th Street #B</b> Cozy ground floor 2 bed, 1 bath with major utilities included, private patio space, and prime location and access to Main Street! <b>Avail: NOW</b> <b>Rent: \$2725</b></p>	<p><b>212 Main Street A-3</b> Office space available in prime location! Approx 400sqft open concept, with private secondary office or reception area. <b>Avail: NOW</b> <b>Rent: \$1500</b></p>
<p><b>118 Termino Ave, LB</b> Secluded 4 bed, 2 bath duplex with spacious <b>RENTED</b> in almost every room, and 1 car garage w/ EV charging! <b>Avail: NOW</b> <b>Rent: \$4300</b></p>	<p><b>1505 Ocean Avenue</b> Furnished &amp; renovated 1200sqft 2 bed, 2 bath, extra office w W/D, deck + 2 car garage, available for 6 month lease minimum. <b>Avail: NOW</b> <b>Rent: \$5600</b></p>
<p><b>129 12th Street #B</b> Spacious 2 bed, 1.5 bath townhouse with 1 car garage. Appliances include DW and shared laundry in building. <b>Avail: NOW</b> <b>Rent: \$2800</b></p>	<p><b>117 14th Street #C</b> Upper level 1 bed w/ great location. Recently upgraded with plank floors, quartz, and includes 1 parking space. <b>Avail: NOW</b> <b>Rent: \$2200</b></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><b>Furnished OceanFront Unit</b> 1319 Seal Way, A, Seal Beach 3 Bedrooms, Remodeled Bath Remodeled Kitchen &amp; Dining 2 Carport Spaces, Laundry Rm Front FloortoCeiling Windows Fully Furnished &amp; Decorated Water/Trash/Gas/Elect Paid <b>Rent: \$4900.</b> Available Now</p>	<p><b>Great Curb Appeal!</b> 417 Ocean Ave #5, SLB Upstairs, 2 Bed, 2 Bath Laminate Floor, Balcony Ceiling Fans, Dishwasher Comn Laundry, 1 Garage Stroll to Beach &amp; Main St <b>Rent: \$3295</b> Avail: 1/10/25</p>
<p><b>Modern Luxury Design</b> 700 Taper Drive, Seal Beach Sharp Edges, Tall Windows 4 Bedrms, 4 Baths &amp; Den 2 Fireplaces and Rear Yard Lrg Glass Atrium and Decks Lrg Roof Deck, Water Views <b>Rent: \$8495.</b> Available Now</p>	<p><b>Huntington Harbor Apt w/Deck</b> 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 <b>Rent: \$2295.</b> Avail Now</p>
<p><b>Remodeled 1st Floor Apt</b> 3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath New Kitchen &amp; New Floors New Paint &amp; New Lighting New Shower/Sinks &amp; Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage <b>Rent: \$2795.</b> Avail Now</p>	<p><b>Furnished/Unfurnished</b> 211 13th St Seal Beach Two Story Front Unit Remodeled, 2 bd, 1.5 Ba Lam Floor, W/D Hookups Front Patio, Garage Spc Stove, Fridge, Pet friendly <b>Rent: \$4600.</b> Avail 2/1/25</p>
<p><b>Furnished 2 Story House</b> 324 17th Street Seal Beach 3 Bdrm, 2.5 Baths, 2 Patios Full Kitchen w/Appliances Fireplace, 2 Parking Spcs Furniture &amp; Washer/Dryer Utilities/wifi/cable Included <b>Rent: \$4800.</b> Avail Jan. 1st</p>	<p><b>Ocean &amp; Pier Views Daily!</b> 1001 Seal Way #4 Seal Bch Townhouse Style Apartment 2 Huge Patios <b>RENTED</b> Washer Dryer Laundry &amp; Tandem Carport <b>Rent: \$3400.</b> Avail Now</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**  
JANUARY 15 - 21, 2025

**NODAL CHANGES CONTINUED - JOURNEY OF MATURATION**

After traveling through Libra and Aries since July 17, 2023, the Lunar Nodes now begin to transit through the Virgo-Pisces axis, remaining there until July 27, 2026. Every eighteen months, a subtle new path is offered to humanity as the nodes of destiny shift. We embark on a year-and-a-half journey that furthers our evolution and where the spiritual and the mundane integrate. This journey is a journey of maturation and it involves points in space (and in the astrology chart) called the North and South Nodes.

Last week the Nodes entered Pisces (North Node) and Virgo (South Node). We are always moving from the South Node (the past) to the North Node (present/future, life purpose, a new life path). Eventually, as we near the North Node (destiny), the South Node's door closes. We are unable to go back or return to South Node. Often this reality is quite difficult. The areas of life, people, events, etc. we have been comfortable with are no longer accessible. Eventually we realize a new reality and new life rhythm has begun. A new path appears. We are reluctant at first.

Over the next 18+ months, due to the nodal changes, we will express ourselves differently. The north node calls us to new expressions and new realities. We develop new qualities and virtues. We gradually realize the south node pathway is no longer available.

With the Nodes in Pisces/Virgo, the focus is cultivating compassion, spirituality, service, love, health and healing. Pisces North Node embraces the unknown, encourages faith & trust in the divine flow of life and love energies and we journey inward. Virgo South Node gives us a deeper level of recognition and the value for order and organization, and lessening rigid overthink-

**RISA'S STARS**

ing, overanalyzing, and overworry.

As the North Node calls to us, the South Node gradually closes its door. Pisces north node calls each of us to inward to deep creative expressions. Virgo south node helps us release our need for perfection, any rigid routines, and over-analysis. They don't help us thrive anymore. We are moving away from Virgo's focused detailed ways of being and moving toward expansive intuitive, dreamlike qualities of Pisces. We see the beauty and splendor of imperfection.

ARIES: There will be much to ponder upon as ideas flow into your mind like lightning bolts providing new information concerning who you are, who you are supposed to be, your choices as you prepared for this lifetime, and how to combine all into a synthetic unity. It's done by first understanding your family history, then knowing we are our ancestors, and realizing we are here to love and to heal each other - family and friends, including ourselves. Then we move upward.

TAURUS: Like Aries, thoughts are flowing through your mind like fire from Mars which is presently retrograde and truly they are. Mars is the god of war, but also of passion and hopes, wishes and dreams which we need to move onward and upward on the evolutionary Jacob's Ladder. You almost seem lost in realms none of us understand, perceive or even vaguely experience. Remain there as long as possible for the information received may well save the world. Do take time for walking, swimming, exercising, tending to the garden and eating correctly, lest you fall down and forget who you are.

GEMINI: The planets are gathered in Pisces, — your tenth house of world and professional recognition, the place where you offer your gifts to others, and in turn where you receive a cosmic invitation to help create the new culture and civilization. This is a serious, esoteric statement that I know, if you are reading this, you can understand. Chiron in Aries is providing us with new self-identity, one in which we are pushed to study, which rebuilds our mind. Then we aspire to build everything new. You are called to do this. Begin to read Externalization of the Hierarchy by Alice A. Bailey. If you have questions, write me.

CANCER: An expanded mind is attempting to form within you, a mind that not only contemplates self and family, but includes thoughts on child tending, justice (why is it blinded?) and philosophy (Ancient Wisdom teachings). As you may travel or be considering it, there are five locations that are actually spiritual inlets - New York City, London, Geneva, Darjeeling and Tokyo. The U.S. has five known charkas: New York City, Washington, DC, Chicago, Kansas City, Missouri, and Los Angeles. Should you visit these areas, greet its protective Deva (overseeing Angel).

LEO: Sometimes readers write me that they are confused and/or suffering. I respond with questions and also tell them that we have many lives and some of those lives we suffer tremendously, and that our God, Sanat Kumara from Venus, suffers too, with us. And that when we suffer we are able to share His burdens of suffering and alleviate them, providing Him a bit of rest and care. I also write that those who suffer understand others who suffer and that suffering eventually makes us healers. Someday, some time, somewhere, this has, is, or will occur for you. We stand with you as healers.

VIRGO: Reading all the zodiacal signs is a good practice. Our natal chart contains all twelve signs. You actually know this. You wonder what is written for your

sign each week. All those planets in Pisces are hiding quietly in your seventh house of relationship, partnerships and intimacy. What is the quality of your present-day relationships? The purpose of planets in the 7th house is to offer Goodwill and harmony to all interactions. Can you do this? Can you have the intentions for Goodwill each day? Yes, you say. Happiness happens.

LIBRA: I've been writing to each sign about new identity and it's occurring for you, Libra, within relationships as you become more and more aware of how you learn about yourself through relationships. You learn kindness and Goodwill in relationships and how to bring more harmony forth. Consider what is most valuable in your relationships and what you are seeking in each of them. New states of independence, courage and strength are emerging, helping you move forward on your own. Love appears again and again. And you learn to love more.

SCORPIO: Your life may be in upheaval and change, creating a new identity with daily life ideas, plans, agendas and work. Perhaps there's desire (Mars) to do more and better or you seek to study new ideas (Mercury) that will outline the new culture, architecture and atmosphere (all Uranus) of all that you do each day, how you make money, and how to serve both yourself and others. This is a very involved and complex, yet simple and undemanding statement to you Scorpio. Absorb it slowly for understanding. Then gradually apply it.

SAGITTARIUS: Who you've been and what you identified as through your creative efforts (also fun, games and play) is now forming a foundation for who you're going to be and how you'll identify yourself in the future. You are in transition. Many things initiated now may not be completed because everything's an experiment, like trying on new clothes, new hats, new culture, new friends. If you feel everything's also a risk, it is. Life is trying to find its perfect next fit with you. One door closes, the other gradually opens. It's in a mist now.

CAPRICORN: The family seeks the next level of intelligent love (Venus), a new wisdom (Pallas Athena) and new knowledge about family dynamics, along with new ways to communicate (Mercury) to move beyond any disharmony or misunderstandings. These create chaos and confusion. When you have enough rest and relaxation, when you exercise enough and have time to yourself, you are able to offer this information along with loving harmony. As always, have the intention for what's needed and pray as a family to find, achieve and become a happy family.

AQUARIUS: Notice how you feel more smart, intelligent and brilliant, with ideas flowing into your mind so fast you can't remember most of them. A great force is falling to earth now under the Capricorn Light Supernal, and then an even greater force (Ray 1) will be available throughout the new year. This year is called the Year of Precipitation for the New World Teacher. Be as attentive as you are able, jot down ideas for later use, study alchemy for inspiration. The new Aquarian art is coming. You'll want to be the first to understand it, summon it, and thus create it.

PISCES: You will think about resources and values in new ways. Whereas most things in form and matter have seemed hidden from you, a new thought form of both preparation and of solutions appears in dreams and symbols. This is the language of the Rain Cloud of Knowable Things. A thought comes to me to understand the biblical transition of the Hebrew people on their journey from Egypt (Taurus) to Canaan/Israel (Aries). And from Pisces to Aquarius. Study biblical history. A new insight is needed. As well as an esoteric understanding of the Bible. You are to be one of the Teachers.

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**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARGARET G. HERWEG**

**Case No. 30-2024-01430899-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 MARGARET G. HERWEG

A PETITION FOR PROBATE has been filed by Susan J. Flanagan in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Susan J. Flanagan 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 on Feb. 26, 2025 at 1:30 PM in Dept. No. CM08 located at 3390 HARBOR BLVD, COSTA MESA CA 92626. The court is providing the convenience to appear for a 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](http://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.

**Legals-SB**

**ESQ SBN 254529 HROMADKA GAULKE & COUTEE LLP**  
11661 SAN VICENTE BLVD  
STE 410  
LOS ANGELES CA 90049-5112  
CN113024 HERWEG Jan 9,16,23, 2025  
**Seal Beach Sun 1/9,16,23/2025-148929**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01443600**  
TO ALL INTERESTED PERSONS: Petitioner: JOSEPH TIMOTHY PARRETT filed a petition with this court for a decree changing names as follows: JOSEPH TIMOTHY PARRETT to JOSEPH TIMOTHY PARRETTE. 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.

**Attorney for petitioner: DUNCAN P HROMADKA**

**Legals-SB**

**ESQ SBN 254529 HROMADKA GAULKE & COUTEE LLP**  
11661 SAN VICENTE BLVD  
STE 410  
LOS ANGELES CA 90049-5112  
CN113024 HERWEG Jan 9,16,23, 2025  
**Seal Beach Sun 1/9,16,23/2025-148929**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01443600**

TO ALL INTERESTED PERSONS: Petitioner: JOSEPH TIMOTHY PARRETT filed a petition with this court for a decree changing names as follows: JOSEPH TIMOTHY PARRETT to JOSEPH TIMOTHY PARRETTE. 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 01/30/2025 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](http://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: 12/06/2024**  
Judge Layne Melzer  
Judge of the Superior Court

**Seal Beach Sun 1/2,9,16,23/25-148997**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01447219**

TO ALL INTERESTED PERSONS: Petitioner: ANDREA PARRETT filed a petition with this court for a decree changing names as follows: ANDREA PARRETT to ANDREA PARRETTE. 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 02/18/2025 at 8:30 a.m. D100 REMOTE**

Central Justice Center

**Legals-SB**

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](http://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: 12/20/2024**  
Judge Layne Melzer  
Judge of the Superior Court

**Seal Beach Sun 1/2,9,16,23/25-148998**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01448192**

TO ALL INTERESTED PERSONS: Petitioner: EASTON-LAITH AHMED filed a petition with this court for a decree changing names as follows: EASTON-LAITH AHMED to EASTON SOLO. 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 02/13/2025 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](http://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: 12/24/2024**  
Judge Layne Melzer  
Judge of the Superior Court

**Seal Beach Sun 1/2,9,16,23/25-149027**

TS No: CA08000853-24-1 APN: 936-591-36 To No: 2509502CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 10, 2022 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 3, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba

**Legals-SB**

Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 11, 2022 as Instrument No. 2022000013889, of official records in the Office of the Recorder of Orange County, California, executed by WILLIAM DRAKE, UNMARRIED MAN, as Trustor(s), in favor of NAVY FEDERAL CREDIT UNION, A CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 12200 MONTECITO RD, APT D221, SEAL BEACH, CA 90740 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$509,874.53 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale includes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's recourse shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Plac-

**Legals-SB**

ing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000853-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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](http://www.nationwideposting.com), using the file number assigned to this case CA08000853-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you

*Smokey Says...*  
**KEEP YOUR WIT AROUND THE FIRE PIT**

WHEN ASHES ARE COOL WITH **NO GLOW, YOU'RE GOOD TO GO**

[SMOKEYBEAR.COM](http://SMOKEYBEAR.COM)

Ad Council

