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COASTAL RENTALS

DISCOVER YOUR DREAM HOME BY THE BEACH!

<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: \$2600</b>	<b>1505 Ocean Avenue</b> Furnished & renovated 1200sqft 2 bed, 2 bath, extra office w W/D, deck + 2 car garage, available for 3+ month leasing. <b>Avail: NOW</b> <b>Rent: \$5600</b>
<b>1109 3/4 Seal Way</b> Spacious 2-level 2 bed, 1 bath unit with ocean views in upstairs bedroom, parking, W/D. Remodeled w/ stainless steel appliances. <b>Avail: NOW</b> <b>Rent: \$4000</b>	<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>
<b>1007 Ocean Ave #4</b> Cozy 1 bed, 1 bath steps away from Main Street and the sand. Option to add on garage for additional \$250/month. <b>Avail: NOW</b> <b>Rent: \$2550</b>	<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>

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**

<b>FOR RENT</b>	<b>FOR RENT</b>	<b>NEED MORE BUSINESS FOR YOUR SERVICE? PLACE YOUR AD HERE!</b> <b>562-430-9985</b>
<b>FOR LEASE</b> <b>16842 Pacific Coast #102</b> <b>Huntington Beach</b> <i>Offered at: \$2700 per mo.</i>	Wonderful, remodeled DOWNSTAIRS 1 bdrm, 1 bath across from Sunset Beach. Granite counter tops, custom cabinets, beautiful vinyl floor throughout the condo. This condo has a private patio off the living rm. If you like light and brightness this is the place for you. Enjoy the pool, spa and the volleyball court PLUS step to the Pacific. Bike to Seal Beach/downtown Huntington Beach or walk the wetlands, kayak the water ways of Huntington Harbour. Close top freeways.	
Stephanie St. Pierre Seven Gables Real Estate DRE: 00682826 <b>714 404 6411</b>		

<b>FOR RENT</b>	<b>FOR RENT</b>	<b>FOR RENT</b>
<b>OPEN HOUSE SATURDAY 10-12 PM</b> <b>1527 Seal Way #6</b> <b>LIVE ON THE SAND</b> Beautiful renovated with lovely Beach & Sunset views! 2 bd., 1 bth., upgraded counter tops, dual-glazed windows, gas stove, refrig., low maintenance ceramic tile floors, custom cabinets, etc. <b>\$3,550. per mo.</b>		
<b>LIVE STEPS TO THE SAND!</b> <b>ELEGANT BEACH LIVING AT ITS FINEST</b> <b>1527 Seal Way, #1</b> 1 bd., 1 bth., upgraded kitchen & bth., large walk-in pantry, granite counter, refrig., gas range & custom cabinets, private patio On-Site laundry room with newer Speed Queen washers/dryers. Walk or bike to downtown Seal Beach Main Street, pier, restaurants, close to freeways. <b>\$2,295.00 per mo.</b>		
Stephanie St. Pierre Seven Gables Real estate <b>714-404-6411</b> DRE: 00682826		

**ADVERTISE YOUR SERVICE HERE!**  
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<b>Furnished OceanFront Unit</b> 1319 Seal Way, A, Seal Beach 3 Bedrooms, Remodeled Bath Remodeled Kitchen & Dining 2 Carpet Spaces, Laundry Rm Front FloortoCeiling Windows Fully Furnished & Decorated Water/Trash/Gas/Elect Paid <b>Rent: \$4900.</b> Available Now	<b>Great Curb Appeal!</b> 417 Ocean Ave #5, SLB Upstairs, 2 Bed, 2 Bath Laminate Floor, Balcony Ceiling Fans, Dishwasher Comm Laundry, 1 Garage Stroll to Beach & Main St <b>Rent: \$3295</b> Avail: 1/10/25
<b>Modern Luxury Design</b> 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 <b>Rent: \$8495.</b> Available Now	<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
<b>Remodeled 1st Floor Apt</b> 3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath New Kitchen & New Floors New Paint & New Lighting New Shower/Sinks & Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage <b>Rent: \$2795.</b> Avail Now	<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
<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 & Washer/Dryer Utilities/wifi/cable Included <b>Rent: \$4800.</b> Avail Jan. 1st	<b>Ocean &amp; Pier Views Daily!</b> 1001 Seal Way #4 Seal Bch Townhouse Style Apartment 2 Huge Patios <b>Rent: \$3400.</b> Avail Now

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 29 - FEBRUARY 4, 2025

**2025 LUNAR & CHINESE NEW YEAR OF THE GREEN WOOD SNAKE**

Happy Happy Chinese New Year – a children's book by Demi (author).  
Chinese New Year 2025 of the Green Wood Snake – a year of growth, creativity, expansion and transformation. In vases for Chinese New year - plum blossoms, bamboo, orchids and chrysanthemums – in shades of berry red, nightfall violet and sunlight yellow – these signify the florals and colors for the Lunar Chinese New Year.  
For countries that observe the lunar calendar (as opposed to the solar Sun calendar), January 29, 2025, is the Lunar New Year. Lunar New Year and Chinese New Year are the same celebrations. Within these cultures, the Lunar New Year (at new moon time) is the most important festival of the year. I will focus on Chinese New Year as it reflects most of the same information in all the countries.  
An illuminating culmination to the Lunar New Year is the Lantern Festival celebrated at the full moon (Wednesday, February 12).  
2025 - Year of the Snake. Snake follows Dragon Year (2024) and precedes Horse Year (2026). Lunar New Year celebrations begin with family visitations, lion and dragon dances to expel evil spirits, fireworks, firecrackers, gift giving, and the offering of red envelopes filled with money, all to usher in good fortune and prosperity.  
Lunar and Chinese New Year is a Spring Festival, a cultural event of family reunions, traditional foods and festive decorations (red in color), marking the beginning of the lunar new year.  
The Wood Snake, the sixth animal in the Chinese zodiac, is orderly, intelligent with a refined and artistic sense of taste, style and design. Snake represents wisdom, metamorphosis and, like Scorpio, deep intuition. Snake presents to the world a certain mysteri-

**RISA'S STARS**

ous charm and grace.  
Lunar Snake Years are - 2025, 2013, 2001, 1989, 1977, 1965, 1953, 1941, 1929, 1917, 1905. Years of the Wood Snake are 1905, 1965, 2025.  
Following are books and folktales on Chinese New Year and/or snakes –  
Happy Happy Chinese New Year, by Demi (2003); Legend of the White Snake, by Q.E. Zhao, (classical Chinese love story by multiple authors, ancient and new);  
Lady White Snake, a tale for Chinese Opera; The Rainbow Serpent, by Charles Hulley; The Year of the Snake: Tales from the Chinese Zodiac, by Oliver Clyde Chin (2013). Another rainbow serpent book, an Australian book, a tale from Dreamtime, is The Rainbow Serpent, by Dick Roughsey.  
ARIES: There is a book by Alice Bailey (scribe for the Tibetan Teacher Djwhal Khul) entitled "Serving Humanity." It's one of the first books, actually a compilation, given to new aspirants seeking to study the Ancient Wisdom teachings. In creating the astrology for each sign each week, your chart showed great emphasis and interest in community, the future, and a dedication to help care for and serve humanity. Since you're being 'called,' this book will serve you.  
TAURUS: There is an attitude and method of action that would assist you in the tremendous amounts of work appearing and needing attention in your life. The attitude that is best is to "just do it," small daily consistent steps; this method helps us to have patient and conscious (thus wise) control of time. The results are that we grow in courage, strength, disposition, recognition and love for what is real. Then our light increases, which is what Taurus, is all about – illumination- the harmonious Buddha mind.  
GEMINI: It is good for you to seek perfection in action. During Aquarius we are summoned to serve humanity and your sign of Gemini, receiving the light of Ray 2 (Love/Wisdom) from the Big Dipper, loves humanity. You are called not to spectacular chimeras (daydreams) of service but to the instant application of doing perfectly what is in front of you. You realize life progresses by small steps and that each step taken at the right time creates accuracy. You are then impressed with the entire picture of life, and a rare beauty emerges.  
CANCER: Your task is adaptability allowing you to step up and out of judgment, which actually creates good clear judgment. Part of the wisdom of all who serve is to remember that we all pass through the Hall of Learning before entering the Hall of Knowledge, then into the Hall of Wisdom. All of our contacts, interactions, actions and endeavors are part of our training. Each day we gather past life talents, abilities and knowledge. Each day we add to this body of knowledge. A daily task is to notice inspiration arising from knowledge. This is the gift of Pallas Athena.  
LEO: Leo's, when the Soul is directing their personality, serve with love, care, compassion and most of all, the fire of spontaneity. Should you find that your influence is somehow shadowed, know this is a temporary preparatory stage for greater leadership and influence and to a greater gathering of power in service to humanity. Leos are leaders, they lead intensely, they love deeply and so they must be trained with a special spiritual intense focus. You will serve all who seek your aid when the need arises. As this has already begun, rest when you can.  
VIRGO: You are aware the path to your inner self (place of refuge, inner sanctuary and sanctum) is the way of outer service. We are dependable servers if we walk in the light of our own Soul. Attempt to step away from any sort of extremity which makes for an unreliable disciple. Instead, be always in contact with the Soul, which offers direction, guidance, and comfort. The Soul also reveals the 'love that underlies the happenings of the times.' When this is known, true esoteric service and harmlessness result. These you seek.  
LIBRA: There are days when quietness and contemplation become your strength. In our present times, with constant adjustments occurring in everyone's world (yours especially), necessity arises and calls for those who harmonize, think clearly, have accurate discrimination and proceed toward the undisturbed inner life. These are creative attitudes. They offer a deep service to humanity and provide a model of undisturbed trust. These you can do and be as you balance life on the "razor's edge," all of which teach you kindness.  
SCORPIO: After many lives, and as experiences of betrayal mark your heart forever, you will see that personal(ity) aspects of your life fade out and your main preoccupation becomes "What is my service at this time, this life, this week, today, this moment?" "Who are the people or kingdoms (animal, plant, mineral) I can help?" "What aspects of the work should I give most attention to now?" The answers arising from these questions are based on your balanced intelligence and intentions for Goodwill. Think on these many questions, answers and things.  
SAGITTARIUS: Being the philosopher of the zodiac, you ask so many questions of your life. And so here are some answers. When you have learned to be silent (The Archer is one of two signs of silence) about

yourself and what you think and feel and do, then the richness of your contribution to life itself, to love, to humanity, and to the earth will be so great that your field of service and your power to cooperate will become expanded to the point that your heart will break (again). So that more Light (and more service) can be offered by you.  
CAPRICORN: While serving others, have the daily patience to tend to health and well-being. The true disciple (one called to serve) is known by the influences made upon one's environment. The true Initiate (Capricorn task) is known by the wide scope of world service. You are distinguished by such service even as you work on primary relationships, fulfill family obligations of ancient origins, and thus "clear the deck" for a more comprehensive and uninterrupted service to humanity at a later time. Know that our lives are spiritually complicated and all that we do is always good. At the end of the day, the day is always good.  
AQUARIUS: You are the sign of serving humanity while Pisces is the sign of saving humanity. One builds upon the other. It is good to know the difference so when you interact with a Pisces you know your separate tasks apart from Pisces tasks. Even though you may think you are not doing effective service on the outer planes of life, your very life itself is a service. Hardly anyone tells us this because it is not realized by most. Even great thinkers fail to see that our very lives are dedications to service. Can you, will you remember this in the future?  
PISCES: Simplicity is to be your guide. Where you find yourself is where your service is. Reach out not to the entire planet but to those around you to fulfill present needs and your spiritual tasks. Before sleep each night, remember your daily review. This means thinking backward, reviewing the day from end to beginning, night to morning. Where situations did not contain Goodwill, re-visualize them occurring with Goodwill intact. This exercise prepares us for our final hours on earth and the Bardos (transition toward the light) that follow. Ohm. Every day is a good day to die. Then we are ready.

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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**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01451715**

TO ALL INTERESTED PERSONS: Petitioner: ROBYN MARIE CATE filed a petition with this court for a decree changing names as follows: ROBYN MARIE CATE to ROBYN MARIE DESILVA. 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. D-100  
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:  
Huntington Harbour Sun Journal

DATE: 01/10/2025  
Judge Layne Melzer  
Judge of the Superior Court  
**Huntington Harbour Sun Journal**  
**1/16,23,30,2/6/25-149344**

Trustee Sale No. F24-00258  
Notice of Trustee's Sale  
Loan No. 20437 Title Order No. 2540990CAD You Are In Default Under A Deed Of Trust Dated 07/01/2024 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (cashier's check(s)

must be made payable to Assured Lender Services, Inc.), will be held by a 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, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Robert Smith, A Married Man As His Sole And Separate Property Recorded: recorded on 07/09/2024 as Instrument No. 2024000171298 of Official Records in the office of the Recorder of Orange County, California; Date of Sale: 02/19/2025 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$622,085.94 The purpor-

ted property address is: 3141 Hillrose Dr, Los Alamitos, CA 90720 Legal Description The Land Hereinafter Referred To Is Situated In The Area Of Los Alamitos, County Of Orange, State Of CA And Is Described As Follows: Lot 287 Of Tract No. 2572, In The County Of Orange, State Of California, As Per Map Recorded In Book 115, Pages 20 To 27, Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Assessors Parcel No. 086-215-16 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not 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 (877)440-4460 or visit this internet web-site [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case F24-00258. 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 web-site. 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, if conducted after January 1, 2021, 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 (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case F24-00258 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than



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**Offer expires 12/31/2024.**

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**Offer expires 12/31/2024.**

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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 POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.** Date: 1/9/2025 Assured Lender Services, Inc. /s/ Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mk-consultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose.

**Seal Beach Sun 1/23,30,2/6/2025-149369**

T.S. No.: 240910530 Notice of Trustee's Sale Loan No.: 15-0487 Order No. 95529973 APN: 938-78-023; 938-78-022 Property Address: 17220 Newhope Street #119 & 120 Fountain Valley, CA 92708 You Are In Default Under A Deed Of Trust Dated 6/5/2015. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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 the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Ezra Fund, LLC, a California Limited Liability Company Duly Appointed Trustee: Del Toro Loan Servicing, Inc. Recorded 6/30/2015 as Instrument No. 2015000342604 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 2/19/2025 at 3:00 PM Place of Sale: on the front steps of the entrance

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of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA Amount of unpaid balance and other charges: \$402,486.44 Street Address or other common designation of real property: 17220 Newhope Street #119 & 120 Fountain Valley, CA 92708 A.P.N.: 938-78-023; 938-78-022 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (877) 440-4460 or visit this Internet Web site www.mk-consultantsinc.com, using the file number assigned to this case 240910530. 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 Web site. 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 exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of

**Legals-SB**

purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website site www.tissales.info, using the file number assigned to this case 240910530 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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. Date: 1/10/2025 Del Toro Loan Servicing, Inc., by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer

**Seal Beach Sun 1/23,30,2/6/2025-149384**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000010**  
TO ALL INTERESTED PERSONS: Petitioner: VANESSA RAMIREZ, ANDREW VOGELBACH on behalf of SANTIAGO JOSE RAMIREZ, a minor, filed a petition with this court for a decree changing names as follows: SANTIAGO JOSE RAMIREZ to KARL SANTIAGO WOTAN VOGELBACH. 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**  
04/17/2025  
at 8:30 a.m. L74  
REMOTE  
Lamoreaux Justice Center  
341 The City Drive South,  
7th Floor  
Orange, CA 92683  
(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: 01/06/2025  
Judge Julie A. Palafox  
Judge of the  
Superior Court  
**Huntington Harbour Sun Journal**  
1/9,16,23,30/25-149189

**Legals-SB**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001229**  
TO ALL INTERESTED PERSONS: Petitioner: ANASTASYA SMOLY-ANOY filed a petition with this court for a decree changing names as follows: ANASTASYA SMOLYANOY to ANA SIERRA. 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 92688-3205  
(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  
DATE: 11/08/2024  
Judge Julie A. Palafox  
Judge of the  
Superior Court  
**Seal Beach Sun**  
1/16,23,30,2/6/25-149297

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01452227**  
TO ALL INTERESTED PERSONS: Petitioner: ALENA V SAVOFF filed a petition with this court for a decree changing names as follows: ALENA V SAVOFF to ALONA SAVOFF. 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**  
02/25/2025  
at 8:30 a.m. D-100  
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: 01/13/2025  
Judge David J. Hesselstine  
Judge of the  
Superior Court  
**Huntington Harbour Sun Journal**  
1/23,30,2/6,13/25-149396

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: WINIFRED NELSON AKA WINNIE NELSON CASE NO. 30-2025-01452594-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 WINIFRED NELSON AKA WINNIE NELSON. A PETITION FOR PROBATE has been filed by VIKKI ANN MONTANO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that VIKKI ANN MONTANO 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 with limited authority. (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: 02/27/25 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.

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 LISA WEINMANN - SBN 320109 PROBATE CALIFORNIA 31413 CULBERTSON LANE TEMECULA CA 92591 Telephone (661) 244-1222 1/23, 1/30, 2/6/25 CNS-3887781# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 1/23,30,2/6/25-149401

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROCKY LAMB NELSON AKA ROCKY L. NELSON AKA ROCKY NELSON CASE NO. 30-2025-01452559-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 ROCKY LAMB NELSON AKA ROCKY L. NELSON AKA ROCKY NELSON. A PETITION FOR PROBATE has been filed by VIKKI ANN MONTANO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that VIKKI ANN MONTANO 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: 02/27/25 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.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROCKY LAMB NELSON AKA ROCKY L. NELSON AKA ROCKY NELSON CASE NO. 30-2025-01452559-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 ROCKY LAMB NELSON AKA ROCKY L. NELSON AKA ROCKY NELSON. A PETITION FOR PROBATE has been filed by VIKKI ANN MONTANO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that VIKKI ANN MONTANO 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,

**NOTICE OF INVITING BIDS**  
**Project Title: Seal Beach Boulevard at North Gate Road Improvement Project**  
**CIP No.: ST2301**  
**Contract Time: 15 Working Days**  
**Engineer's Estimate: \$810,000.00**  
**DESCRIPTION OF WORK**  
The Contractor shall furnish all necessary materials, labor, equipment and other incidental and appurtenant work necessary for the proper construction of this project, including but not limited to: cold milling and paving, localized full pavement structural section replacement, traffic control, striping and traffic loop replacement, in accordance with these contract documents and as directed by the City Engineer. The Quantity of work to be performed and materials to be furnished are approximate only, being given as a basis for the comparison of bids. Actual quantities of work to be performed will vary at the discretion of the City Engineer.  
**A 10% Bidder's Bond is required with Bid.** Successful contractor will be required to provide:  
(1) liability insurance with City of Seal Beach as additional insured endorsement;  
(2) proof of workman's compensation insurance coverage;  
(3) 100% Faithful Performance; and,  
(4) 100% Labor and Material Bond.  
**Bid Package Cost: \$30 or \$50 Extra Charge for mailing.** Bid package also available on PlanetBids.com for download.  
**Bid Due Date and Time:** Sealed bids will be received in the Office of the City Clerk, City Hall, 211 8th Street, Seal Beach CA 90740, until 10:00 a.m., Wednesday, February 19, 2025 at which time they will be publicly opened and read.  
**Questions, please call David Spitz (562) 431-2527 ext. 1331**  
**Seal Beach Sun 1/23,30/2025-149434**

**Legals-SB**

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: 02/27/25 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.

**Legals-SB**

or. 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 **LISA WEINMANN - SBN 320109**  
**PROBATE CALIFORNIA 31413 CULBERTSON LANE TEMECULA CA 92591**  
 Telephone (661) 244-1222  
 1/23, 1/30, 2/6/25  
**CNS-3887783#**  
**HUNTINGTON HARBOR SUN-JOURNAL HHSJ 1/23,30,2/6/25-149402**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JUWANNA HUNTER CASE NO. 30-2025-01454363-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 **JUWANNA HUNTER**.

A Petition for PROBATE has been filed by: **JEFFERY SEXTON** in the Superior Court of California, County of **ORANGE**.

The Petition for Probate requests that **JEFFERY SEXTON** 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:

**MAR 12, 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

**Legals-SB**

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: **DONALD F. COATS, JR. ESQ.**  
**ATTORNEY AT LAW, 8924 E. PINNACLE PEAK RD., #G5-247, SCOTTSDALE, AZ 85255. (619) 838-3259**  
**BSC 226334**  
**Seal Beach Sun 1/30,2/6,2/13/2025-149612**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001177**

**TO ALL INTERESTED PERSONS:** Petitioner: **JACQUELINE CAMILLE SUMMERS** and **RYAN LANE SUMMERS** on behalf of **SAINT BECKHAM SUMMERS**, a minor, filed a petition with this court for a decree changing names as follows: **SAINT BECKHAM SUMMERS** to **SAINT JACK SUMMERS**. 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**

Central Justice Center  
 700 Civic Center Drive West  
 Santa Ana, CA 92702-1994

(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:  
**Huntington Harbour Sun Journal**  
 DATE: 10/28/2024  
**Judge Julie A. Palafox**  
**Judge of the Superior Court**  
**Huntington Harbour Sun Journal**  
**1/9,16,23,30/25-149140**

**Legals-SB**

**NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
 (U.C.C. 6101 et seq. and B & P 24073 et seq.)  
 Escrow No. CEG112181-BW

**NOTICE IS HEREBY GIVEN** that a bulk sale is about to be made. The name(s) and business address of the Seller(s) are: **CAJUN LOUNGE AND GRILL**, 15430 BROOKHURST STREET, WESTMINSTER, CA 92683-7057  
**Doing Business as: CAJUN ISLANDS**  
 All other business name(s) and address(es) used by the Seller(s)/Licensees within the Past three years, as stated by the Seller(s)/Licensees, is/are: **NONE**  
 The name(s) and address of the Buyer(s) is/are: **HDJ INVESTMENT INC. 4121 MANZANITA, IRVINE, CA 92604**  
 The assets being sold are generally description as: **RESTAURANT**  
 and is/are located at: **15430 BROOKHURST STREET, WESTMINSTER, CA 92683-7057**  
 The type of license to be transferred is/are: **ON-SALE BEER & WINE EATING PLACE, #41566930**  
 now issued for the premises located at: **SAME AS ABOVE**  
 The Bulk Sale and transfer of the Alcoholic Beverage License is/are intended to be consummated at the office of: **CENTRAL ESCROW GROUP, INC., 515 WEST GARVEY AVE., SUITE 118, MONTEREY PARK, CA 91754** and the anticipated sale date is **01/11/2025**.  
 The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of **\$140,000.00**, including inventory estimated at \$ which consists of the following:

**DESCRIPTION:**  
**A MOUNT:**  
**CHECK \$140,000.00**  
 It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

**DATED: JANUARY 8, 2025**  
 Signature of Buyers **HDJ INVESTMENT INC. By:/s/ HUY DUC NGUYEN, CEO**  
 Signature of Seller **CAJUN LOUNGE AND GRILL**  
 By:/s/ **ROSSIE COTRELL, CEO**  
**1/30/25**  
**CNS-3889920#**  
**HUNTINGTON HARBOR SUN-JOURNAL HHSJ 1/30/25-149614**

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 (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: **MARK J. SKAPIK - SBN 164957**  
**BLAIR J. BERKLEY - SBN 222293**  
**5861 PINE AVENUE, SUITE A-1 CHINO HILLS, CA 91709**  
**TELEPHONE: (909) 398-**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF VINCENT ROCCO COLACCHIA CASE NO. 30-2024-01440607-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: **VINCENT ROCCO COLACCHIA**  
 A PETITION FOR PROBATE has been filed by **CYNTHIA LEI COLACCHIA** in the Superior Court of California, County of Orange.

The PETITION FOR

**Legals-SB**

**PROBATE** requests that **CYNTHIA LEI COLACCHIA** 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: **4/24/2025 at 1:30 PM in Dept. CM07** located at **3390 HARBOR BLVD COSTA MESA CA 92626, COSTA MESA JUSTICE CENTER.**

**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.

Attorney for Petitioner: **MARK J. SKAPIK - SBN 164957**  
**BLAIR J. BERKLEY - SBN 222293**  
**5861 PINE AVENUE, SUITE A-1 CHINO HILLS, CA 91709**  
**TELEPHONE: (909) 398-**

Seal Beach Sun 1/30,2/6,13,20/25-149685

**Legals-SB**

4404  
 1/30, 2/6, 2/13/25  
**CNS-3888403#**  
**HUNTINGTON HARBOR SUN-JOURNAL HHSJ 1/30,2/6,13/25-149621**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20256707217**

**THE OLSON COMPANY** located at 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Registrant(s): **OLSON URBAN HOUSING, LLC, 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740.** Have you started doing business yet? **YES, 01/01/2000.** This business is conducted by: **LIMITED LIABILITY COMPANY.** Registrant(s): **/s/ CHRIS CAMPBELL, CHIEF FINANCIAL OFFICER.** 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 1/16/2025

**Seal Beach Sun 1/30,2/6,13,20/25-149685**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20256707215**

**OLSON HOMES** located at 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Registrant(s): **IN TOWN LIVING, INC., 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740.** Have you started doing business yet? **YES, 12/23/2009.** This business is conducted by: **CORPORATION.** Registrant(s): **/s/ CHRIS CAMPBELL, CHIEF FINANCIAL OFFICER.** 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 1/16/2025

**Seal Beach Sun 1/30,2/6,13,20/25-149686**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20256707215**

**OLSON HOMES** located at 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Registrant(s): **IN TOWN LIVING, INC., 3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740.** Have you started doing business yet? **YES, 12/23/2009.** This business is conducted by: **CORPORATION.** Registrant(s): **/s/ CHRIS CAMPBELL, CHIEF FINANCIAL OFFICER.** 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 1/16/2025

**Seal Beach Sun 1/30,2/6,13,20/25-149686**

**PUBLIC NOTICE – INVITATION TO BID**

**NOTICE IS HEREBY GIVEN** that Surfside Colony LTD, hereinafter referred to as **SURFSIDE**, will receive sealed bids up to but no later than **2 p.m. PST on Wednesday February 5th, 2025** at Surfside Colony office ATTN: Board of Directors 89B Surfside Av. Surfside, CA 90743. At this time the bids will be opened and read aloud for the following:  
**BID # Phillips St. Front Gates & Anderson St. Beach Fence**

**Phillips St. Front Gates - Fabricate and install three 5'6" tall entry gates with 8-inch picket spacing, designed according to client specifications. Anderson St. Beach Fence - Install 6x6 Trex posts at 3'6" height above the sand with three strands of 1/4" stainless steel cable, spanning a total length of 77.55 feet along the property line.**

**Contact: K.C. Coultrup at coultrup@hotmail.com**  
**A NON-MANDATORY job walk is scheduled for Wednesday January 29, 2025 at 1 p.m.** The job walk will be held at Surfside Colony office 89B Surfside Ave, Surfside, CA 90743. The goal of the job walk is to provide prospective Bidders an opportunity to walk the site and familiarize themselves with conditions relating to Surfside, the site and the scope.

In accordance with the provisions of California Business and Professionals Code Section 7028.15 and Public Contract Code Section 3300 SURFSIDE requires that each bidder be licensed and in possession of the California State Contractors license required for the categories for which the work shall be performed. Either "A," "B" or appropriate subcontractor license classes shall be accepted and any Bidder not so specifically licensed shall be deemed non-responsive

Any technical or procedural questions must be submitted in writing to **K.C Coultrup** at [coultrup@hotmail.com](mailto:coultrup@hotmail.com). Request for Information (RFI) must be received no later than January 31, 2025 or the RFI will not be addressed. Time is of the essence. All work must be completed on the date specified on the Notice to Proceed. The work is expected to be awarded by February 11, 2025 with work starting on approximately April 1, 2025 and completing by June 1, 2025.

No Bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids. Each bid shall be accompanied by a bid security in the form of cash, a certified or cashiers check or bid bond in an amount of not less than 10% of the total bid price, payable to SURFSIDE.

Each Bidder and its subcontractors must be in compliance with Senate Bill 854 and the California Department of Industrial Relations (DIR) requirements and must be registered with the DIR in order to submit a bid and be awarded a contract for public work on a public works project. All Bidders and their subcontractors shall carefully review the DIR website <http://www.dir.ca.gov> for all applicable requirements to be eligible to bid on this project.

The DIR has determined the general prevailing rates of per diem wages for the locality in which the work is to be performed for the Project. Copies of these wage rate determinations, entitled Prevailing Wage Scale, are available at [www.dir.ca.gov](http://www.dir.ca.gov). It shall be mandatory upon the successful Bidder and its subcontractors to pay not less than said specified rates to all workers employed by them for the Project.

SURFSIDE reserves the right to reject any and all bids and necessarily accept the lowest bid price submitted, and to waive and irregularities or informalities in any bid. The right is also reserved to by SURFSIDE to select the Bidder in their opinion will best serve the needs of Surfside Colony LTD and their shareholders Pursuant to Section 22300 of the Public Contract Code the contract will contain provisions permitting the successful bidder to substitute securities for any monies withheld by SURFSIDE to ensure performance under the contract or permitting payment of retentions earned directly into escrow by: **K.C. Coultrup Project Manager for Surfside Colony LTD**

**Seal Beach 1/23,30/2025-149319**

City of Seal Beach  
 Cities' Financial Transactions Report  
 Summary and Statistics

Fiscal Year: 2024

**Summary**

	Governmental Funds	Proprietary Funds
R01. Revenues	54,149,632	9,252,518
R02. Expenditures/Expenses	52,758,464	10,078,389
R03. Excess (Deficiency) of Revenues Over (Under) Expenditures	\$1,391,168	
R04. Income (Loss) Before Capital Contributions, Transfers, and Special and Extraordinary Items		\$-825,851
R05. Other Financing Sources (Uses)	733,600	
R06. Capital Contributions		
R07. Proprietary Fund Transfers In (Out)		-733,500
R08. Special and Extraordinary Items		
R09. Change in Fund Balance/Net Position	\$2,124,668	\$-1,559,351
R10. Fund Balance/Net Position (Deficit), Beginning of Fiscal Year	\$44,109,568	\$45,452,839
R11. Adjustments (Specify)	404,302	377,248

R11a. Specify Governmental Fund Adjustments

Beginning balance adjustments to correct business license revenue and A/R	404,302	Delete
		Add
<b>Total:</b>	<b>404,302</b>	

R11b. Specify Proprietary Fund Adjustments

Beginning balance adjustments to correct capital assets	377,248	Delete
		Add
<b>Total:</b>	<b>377,248</b>	

R12. Fund Balance/Net Position (Deficit), End of Fiscal Year	\$46,638,538	\$44,270,736
<b>Statistics</b>		
R13. Current Transient Occupancy Tax Rate		12
R14. Effective Date of Current Transient Occupancy Tax Rate		07/01/1999
R15. Current Utility User Tax Rate		10
R16. Appropriations Limit		37,835,916
R17. Total Annual Appropriations Subject to the Limit		28,106,675

**Seal Beach Sun 1/30/2025-149705**