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COASTAL RENTALS

DISCOVER YOUR DREAM HOME BY THE BEACH!

**337 10th Street #B**  
Cozy ground floor 2 bed, 1 bath with major utilities included, private patio space, and prime location and access to Main Street!  
**Avail: NOW**  
**Rent: \$2600**

**1505 Ocean Avenue**  
Furnished & renovated 1200sqft 2 bed, 2 bath, extra office w/WD, deck + 2 car garage, available for 3+ month leasing.  
**Avail: NOW**  
**Rent: \$5600**

**1109 3/4 Seal Way**  
Spacious 2-level 2 bed, 1 bath unit with ocean views in upstairs bedroom, parking, W/D. Remodeled w/ stainless steel appliances.  
**Avail: NOW**  
**Rent: \$4000**

**212 Main Street A-3**  
Office space available in prime location! Approx 400sqft open concept, with private secondary office or reception area.  
**Avail: NOW**  
**Rent: \$1500**

**1007 Ocean Ave #4**  
Cozy 1 bed, 1 bath steps away from Main Street and the sand. Option to add on garage for additional \$250/month.  
**Avail: NOW**  
**Rent: \$2550**

**117 14th Street #C**  
Upper level 1 bed w/ great location. Recently upgraded with plank floors, quartz, and includes 1 parking space.  
**Avail: NOW**  
**Rent: \$2200**

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**SHANA KLISANIN**  
DRE#01196063

OFFICE: 562.596.6600  
RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

DRE#: 01237349



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**Furnished OceanFront Unit**  
1319 Seal Way, A, Seal Beach  
3 Bedrooms, Remodeled Bath  
Remodeled Kitchen & Dining  
2 Carport Spaces, Laundry Rm  
Front FloortoCeiling Windows  
Fully Furnished & Decorated  
Water/Trash/Gas/Elect Paid  
**Rent: \$4900.** Available Now

**Great Curb Appeal!**  
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  
**Rent: \$3295** Avail: 1/10/25

**Modern Luxury Design**  
700 Taper Drive, Seal Beach  
Sharp Edges, Tall Windows  
4 Bedrms, 4 Baths & Den  
2 Fireplaces and Rear Yard  
Lrg Glass Atrium and Decks  
Lrg Roof Deck, Water Views  
**Rent: \$8495.** Available Now

**Huntington Harbor Apt w/Deck**  
16682 Lynn Lane C, Hunt Bch  
1 Bedroom, 1 Full Bathroom  
All Tiled Floors, Ceiling Fan  
Lg Private Deck, Fresh Paint  
Stove, Refrig, Onsite Laundry  
1 Car Garage, 1 Pkg Space  
**Rent: \$2295.** Avail Now

**Remodeled 1st Floor Apt**  
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  
**Rent: \$2795.** Avail Now

**Furnished/Unfurnished**  
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  
**Rent: \$4600.** Avail 2/1/25

**Furnished 2 Story House**  
324 17th Street Seal Beach  
3 Bdrm, 2.5 Baths, 2 Patios  
Full Kitchen w/Appliances  
Fireplace, 2 Parking Spcs  
Furniture & Washer/Dryer  
Utilities/wifi/cable Included  
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1001 Seal Way #4 Seal Bch  
Townhouse Style Apartment  
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...washer  
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INVESTMENTS • SALES • LEASING

**ESOTERIC ASTROLOGY AS NEWS FOR WEEK FEBRUARY 5 - 11, 2025**

**AQUARIAN SALON - GATHERING FOR ART, ASTROLOGY & DISCUSSION**

Happy Happy Chinese New Year - a children's booa Salon is a gathering of people for discussion about something - art, literature, events of the day, Dear Readers, in the past year a group of us has created an International Aquarian Salon discussing astrology, art and Wisdom Teachings.

Occurring four times a year (each season), our next Salon is this Saturday, February 8, 2025, noon (Pacific time). The theme is the Aquarian Age, its meaning, and I pose questions to ponder. You are invited to join us. The Salon combines astrological, east and west, Hindu and western occult teachings. Here is the invitation link on Zoom - <https://us06web.zoom.us/j/83900168325?pwd=cVJNdzZqTUprZV6VzdBzK5v eTdNZz09-code gam - 839 0016 8325>

The Week: Moving now to the week's planetary movements which influence us. Knowing them helps us understand our lives.

Wednesday, February 5, Taurus moon - we seek Taurus qualities of comfort and beauty. In the evening, the moon shifts into Gemini and we begin to chat and discuss and talk more. Gemini moon continues through Friday evening.

Friday is a complex day as the moon makes contact with multiple planets - Mercury (talk), Saturn (discipline), Sun (illumination) Chiron (we hurt) and Neptune (dreamy).

Whatever the moon does in the heavens reflects on our lives each day on earth. How the heavens impact us depends on our levels of awareness (there are 49 levels of awareness).

Friday Sun/Mars (retrograde 'til the 24th). We may feel like multiple ships are passing us in the night, nothing connecting. Venus sextiles Pluto - deep feelings may arise concerning a loved one, our resources, our values.

Friday evening we sense we've travelled to other worlds (Neptune's realm).

Saturday is the Aquarian Salon with Cancer moon. Seeking nurturance, we ask what nourishes us?

Sunday, Cancer moon continues. Sun joins Mercury in Aquarius. Here and there are hints of the new Aquarian Era. Mars trines Saturn (Cancer/Pisces). We seek warm waters to comfort us.

Monday may be unusual, disruptive, sudden things occurring. The Leo moon calling us to come from the heart. The Mars/Uranus square asks that we see a new direction for information.

Tuesday, Leo moon continues. Sun squares Uranus - another possibly suddenly interruptive, disruptive day. Disruptions are good. They create tension which calls us to attention! They shake up crystallizations and create a crisis. Crisis, polarization then we sweep forward into a whole new world! That is Aquarius!

ARIES: The time has come to ponder upon all talents, abilities and gifts you have cultivated and now hold within. Eventually they must be offered, like the Magi, to the new era and to humanity. You must begin to work in groups where men and women of Goodwill work together for the world. These are seed groups that understand the importance of Right Relations. Outline and recognize your abilities, then create an aspiration and intentions to offer and serve with these gifts. This is your future as a Disciple.

TAURUS: New goals, new doors appearing, new ideas and aspiration - all may begin to appear. It occurs to you that these will assist in giving your life the change it needs. Either a world journey or, if that's a burden, it will be deep study of a philosophy or a new art endeavor that defines your past, present and future. As the new era begins to appear, the new art and music appears, too. You become an artist. Discovering new colors, shapes, symbols. Whatever you do, truth is your keynote. And later you realize to "love more." That is your intended design.

GEMINI: Your nature and being in the world always shifts and changes. You are like a butterfly in a meadow of flowers. As you move here and there, you realize you're becoming more determined and courageous. Simultaneously you also feel more emotional, and although you want to talk about things, sharing is difficult. This creates a challenge within that must be overcome. You want to express yourself so you are understood and yet you feel how difficult it is to actually speak. Seems like for some reason, you're standing in the dark light of Scorpio.

CANCER: It's been actually good to be alone and solitary but now you seek a change in terms of gradually moving towards companionship and friendships, realizing it's time to be emotionally closer to others. You seek love now. What is most important is to understand what real love is. It's not an emotion. It's hard to cultivate. Love is a force. It's a Light. It's intelligence and it's magnetic. It emerges, like Peace, from intentions and radiations of Goodwill which create Right Relations. This is an esoteric formula. Remember it. A sense of unity follows.

LEO: Cancer's horoscope applies to you, too, for you are the purveyor of love. On the other hand...we must look at your daily work, schedules, habits, patterns and health (which could use a bit more love, too). You wish to be free yet you face so many responsibilities! You have all these goals but not much energy to accomplish them. What is the message? That your good health must be the foremost goal you undertake. The questions are, how can you do this and what is your best way forward? First standing in the Sun each day is a good beginning. The light penetrates your body and gives you strength.

VIRGO: You could be challenged by someone or something and you stand your ground and don't change your plans. You call upon the higher forces for assistance. At first you decide to communicate as kindly as possible. If this doesn't work you continue on with

your original plans. Then you realize that a shift is indeed possible because new thoughts begin to occur in your mind and at each new moon. You too are to take time each day to stand in the Sun to absorb its warmth, love, and intelligence. Kindness is at the heart of all that matters.

LIBRA: Someone who loves you is wishing a deep spiritual awareness will develop slowly yet surely in your heart and mind. Someone who loves you thinks about you with the mind, heart and presence of the Divine Mother. And your real mother seems to become one and the same with the Divine Mother. Family matters are most important this month and all the months that follow. Tend to family with care and loving kindness. Although you know how to do this and you know what's needed, you will have to call upon your will and your heart to bridge the divides that have been created. Love is all there is.

SCORPIO: Try not to let big political or philosophical issues become personal. Allow your intelligence to gather many different thoughts and ideas. Take your time with this information, allowing both sides of all issues to be heard. Your intelligence is such that a task emerges - to gather and then share all that you know, all the information learned - acting like a Gemini. Local travel is good for you, too. Don't stay at home behind the closed curtains and doors. You need to enjoy the outdoors more. Nature is God's body. It's calling you to attention, to health and healing, to come out and play awhile.

SAGITTARIUS: Finances, big and small, past and present come more into focus. It's a habit, cultivated over time, to worry about them. There's something that can replace worry and this is important to realize. All your commitments to making more money, all those jobs, seeking ways to make more are good up to a point. Exhaustion can take over your pursuit of financial happi-

ness. There is another task that helps and that is visualization. Visualize each day with a cultivated focus that your finances are stable, bills are paid, enough money comes in for a good life. And that everything is and will be good in the money department. I'll remind you again to tithe.

CAPRICORN: Capricorn is always about the tasks ahead. Capricorn is the responsible one, sometimes, often to levels of exhaustion. We don't want that anymore. Let's talk about how you affect others. You have the ability to inspire others in multiple ways - inspiring them to love more by the way you love them. When people speak and/or spend time with you, they sense a calm inner sense of purpose radiating from you. Friendliness, humor and goodwill emanate from you and it affects others in such a way that they become kinder, gentler and better humans. Knowing this about your own state of grace actually activates it more.

AQUARIUS: Happy Birthday, Aquarius, past, present and future days this month. And so, during our birthdays, the past can be very present in our lives for a while. This is good for it allows for an assessment, reassessment of things undone, and a redoing of all things done but not done quite well enough. It's possible a parent will appear and/or a spiritual discipline will be remembered and taken up again. These have the purpose of reactivating feelings which can then be sorted out later. Remembering is like a house cleaning process using green cleaning products that balance your emotional pH. A birthday question: what do you wish for in your coming new year?

PISCES: It's been a difficult two months. Work of many kinds has appeared from dawn till dusk, an endless array of tasks, errands and needs which has diminished creative work. It's been exhausting. It is actually what humanity has been feeling and experiencing, too. You need nature to walk in each day, trees to communicate with. Ponder and work on future goals, what you want and need? What you sense humanity needs in preparing them for the new era. You will learn how to direct thought power to achieve those goals. But they must be named first. Be one-pointed. You then become a magnet. A magician.

**RISA'S STARS**

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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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 pub-

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lic auction sale to the highest bidder for cash or cashiers 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)

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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

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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 purported property address is: 3141 Hillrose Dr, Los Alamitos, CA 90720 Legal

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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

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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

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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

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AND

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YOUR ENTIRE PURCHASE<sup>1</sup>

AND

NO Money Down, NO Monthly Payments, NO Interest for 12 months<sup>1</sup>

Minimum purchase of 4 - interest accrues from the date of purchase but is waived if paid in full within 12 months.

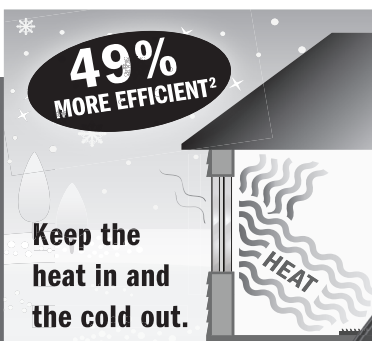
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<sup>1</sup>DETAILS OF OFFER: Offer expires 4/30/2025. Not valid with other offers or prior purchases. Buy one (1) window or entry/patio door, get one (1) window or entry/patio door 40% off, and 12 months no money down, no monthly payments, no interest when you purchase four (4) or more windows or entry/patio doors between 2/1/2025 and 4/30/2025. Additional \$200 off your purchase, minimum purchase of 4, taken after initial discount(s), when you purchase by 4/30/2025. 40% off windows and entry/ patio doors are less than or equal to lowest cost window or entry/patio door in the order. Subject to credit approval. 12-month Promo Period: while no payments are due, interest accrues but is waived if the loan is paid in full before the Promo Period expires. Any unpaid balance owed after the Promo Period, plus accrued interest, will be paid in installments based on the terms disclosed in the customer's loan agreement. Financing is provided by various financial institutions without regard to age, race, color, religion, national origin, gender, or familial status. Savings comparison based on purchase of a single unit at list price. Available at participating locations and offer applies throughout the service area. See your local Renewal by Andersen location for details. License numbers available at renewalbyandersen.com/license. Some Renewal by Andersen locations are independently owned and operated. <sup>2</sup>Values are based on comparison of Renewal by Andersen® double-hung window U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015, and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. "Renewal by Andersen" and all other marks where denoted are trademarks of their respective owners. © 2025 Andersen Corporation. All rights reserved. RBA14301 \*Using U.S. and imported parts.

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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: This 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

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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.mkconsultantsinc.com](http://www.mkconsultantsinc.com) Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3833 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**

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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.mkconsultantsinc.com](http://www.mkconsultantsinc.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 match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of

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purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.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**

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**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](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 pe-

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tion 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](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

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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 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 HARBOUR SUN-JOURNAL **HHSJ 1/23,30,2/6/25-149402** **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](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: 01/13/2025 Judge David J. Hesseltine Judge of the Superior Court Huntington Harbour Sun Journal 1/23,30,2/6,13/25-149396** **NOTICE OF PETITION TO ADMINISTER ESTATE OF: JUWANNA HUNTER CASE NO. 30-2025-01454363-PR-LA-CMC** To all heirs, beneficiaries,

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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 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.

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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

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 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:

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 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.

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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 222993

5861 PINE AVENUE, SUITE A-1 CHINO HILLS, CA 91709 TELEPHONE: (909) 398-4404

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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on February 25th, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following location: 6742 Westminster Blvd.

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Westminster, CA 92683 657-272-7071 10:00 AM Scott Randall Snyder

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 2/6/25 CNS-3892036# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 2/6/25-149785

NOTICE TO CREDITORS OF BULK SALE AND OF 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 of assets and a transfer of alcoholic beverage is about to be made.

The name(s) and business address of the Seller(s)/Licensee(s) are: CAJUN LOUNGE AND GRILL

15430 BROOKHURST STREET, WESTMINTER, CA 92683-7057

Doing Business as: CAJUN ISLANDS All other business names and addresses used by the Sellers/Licensees within the past three years, as stated by the Sellers/Licensees, is/are: NONE

The name(s) and address of Buyer(s)/Applicant(s) is/are: NONE HDJ INVESTMENTS INC. 4121 MANZANITA, IRVINE, CA 92604 The assets being sold are generally described as: RESTAURANT

and is/are located at: 15430 BROOKHURST STREET, WESTMINTER, CA 92683-7057

The type of license is 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(s) 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: AMOUNT: 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 Profession 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 Buyer HDJ INVESTMENTS INC. By:/s/ HUY DUC NGUYEN, CEO Signature of Seller CAJUN LOUNGE AND GRILL By:/s/ ROSSIE COTTRELL, CEO

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2/6/25 CNS-3892152# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 2/6/25-149827

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

TO ALL INTERESTED PERSONS: Petitioner: ROBYN MARIE GATE filed a petition with this court for a decree changing names as follows: ROBYN MARIE GATE 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)

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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.

7392 Garden Grove Blvd Westminster CA 92683 (714) 657 - 6595 February 25th, 2025 2:00 PM

John Baydal Maria Guadalupe Santos Garcia Brodie Wienke Niello Manufacturing Inc./Lerone Long Melissa Domhoff Khan Tran

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 2/6/25 CNS-3892592# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 2/6/25-149881

NOTICE TO CREDITORS OF BULK SALE

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(Division 6 of the Commercial Code)

Escrow No. 008004-JL (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

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

ATSEJ LLC, 12353 SEAL BEACH BLVD., SEAL BEACH, CA 90740

(3) The location in California of the chief executive office of the Seller is: SUBWAY LOCATED AT 12353 SEAL BEACH BLVD., SEAL BEACH, CA 90740

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

FRANCISCO ACUNA CORONA AND FRANCISCO ACUNA GARCIA, 5 PEGASUS DR. COTO DE CAZA, CA 92679

(5) The location and general description of the assets to be sold are INCLUDING, FURNITURE, FIXTURE AND EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE of that certain business located at: 12353 SEAL BEACH BLVD., SEAL BEACH, CA 90740

(6) The business name used by the seller(s) at that location is: SUBWAY LOCATED AT 12353 SEAL BEACH BLVD., SEAL BEACH, CA 90740

(7) The anticipated date of the bulk sale is FEBRUARY 28, 2025 at the office of STANFORD ESCROW, INC., 123 S. FIGUEROA ST., UNIT 108B LOS ANGELES, CA 90012, Escrow Officer: JULIE LEE.

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

(9) The last date for filing claims is FEBRUARY 27, 2026.

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

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE". Dated: NOVEMBER 4, 2024

Transferees: S/ FRANCISCO ACUNA CORONA

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Tuesday, February 18, 2024, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item:

CONDITIONAL USE PERMIT 25-01 Request for a Conditional Use Permit to establish a restaurant use in a building formerly occupied by a bank in the Main Street Specific Plan area, and to allow the full service of alcohol, live entertainment, and a patio section for outdoor dining. The restaurant proposes 17 parking spaces on-site and to enter into the Main Street In-Lieu Parking Program to satisfy the remainder of the parking requirements pursuant to the Main Street Specific Plan.

Environmental Review: This project is determined to be a Class 1 (Existing Facilities) Categorical Exemption pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the repurposing of an existing bank building for use as a restaurant, in an area that is not environmentally sensitive.

Property Owner: 208 Main Street, LLC Applicant: Scott Levitt Subject Location: 208 Main Street, Seal Beach CA 90740

PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Seal Beach at, or prior to, the public hearing.

Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 30th day of January 2025 Seal Beach Sun 2/6/2025-149834

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S / F R A N C I S C O EDUARDO ACUNA GARCIA

2/6/25 CNS-3893414# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 2/6/25-149997

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01455621

TO ALL INTERESTED PERSONS: Petitioner: NATHANIEL MAURICE MAHGEREFTEH filed a petition with this court for a decree changing names as follows: NATHANIEL MAURICE MAHGEREFTEH to NATHANIEL MAURICE MORALES. 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 03/18/2025 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: 01/27/2025 Judge David J. Hesseltine Judge of the Superior Court Huntington Harbour Sun Journal 2/6,13,20,27/25-149769