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DRE#: 01237349 A PARTERY **AMERICAN** BEACHSIDE ≡ BROKERS 816 Electric Avenue, Seal Beach

We're Placing The Beach Within Your Reach

Furnished OceanFront Unit 1319 Seal Way, A. Seal Beach Bedrooms, Remodeled Bath Remodeled Kitchen & Dining 2 Carport Spaces, Laundry Rm Front FloortoCeiling Windows Fully Furnished & Decorated Water/Trash/Gas/Flect Paid

Rent: \$4500. Available Now

Furnished 2 Story House 324 17th Street Seal Beach 3 Bdrm, 2.5 Baths, 2 Patios Full Kitchen w/Appliances Fireplace, 2 Parking Spcs Furniture & Washer/Dryer Utilities/wifi/cable Included Rent: \$5500. Avail May 1st

Steps to Shops & Dining 132 1/2 Main St, Seal Bch Upstairs,1 Bedrm,1 Bath Laminate flrs, Ceiling Fans Stove. Refrig, Fresh Paint Private Stairs and Balcony (No Parking/No Laundry) Rent:\$2295. Available Now

Lovely Upstairs 2 Bd Apt 209 4th St, C Seal Beach 673 sq ft, 2 Bdrm, 1 Bath Granite Kitchen w/Stove Dishwasher, One Carport Common Laundry Room One Block to the Beach. Rent:\$2445. Available Now

Remodeled 1st Floor Apt 3901 Green, Los Alamitos 1st Floor, 2 Bdrms 1

inks & Toiletدری Fresh Paint, Com Laundry 2 Parking Spaces/Garage Rent: \$2600. Avail Now

Furnished/Unfurnished 211 13th St Seal Beach Two Story Fr

ແເບ, Garage Spc Stove, Fridge, Pet friendly Rent: \$4600. Avail 2/1/25

Great Curb Appeal!

417 Ocean Ave #5, SLB Upstairs, 2 Bed. 2 Par

,, ıGarage stroll to Beach & Main St Rent: \$3100 Avail:1/10/25

Modern Luxury Design 700 Taper Drive, Seal Beach Sharp Edges Lrg Roof Deck,Water Views

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 MARCH 26 - APRIL 1, 2025

A GENERATIONAL CHANGE BEGINS - NEP-**TUNE ENTERS ARIES**

In these past weeks we have had transits in the sky that may have made humanity feel tired and exhausted, of things not working, a feeling of being back in previous times, and overall a sense of such tiredness that we wonder what is wrong with uss Here is what is occurring in the heavens, influencing our every moment on earth – physically, emotionally, mentally and spiritually. Our activities on Earth reflect the planetary and star movements in the heavens. That is the study of astrology. And so, presently we have two retrogrades (Venus and Mercury), Saturn (structure) is in Pisces along with Neptune and soon Venus. In retrograde times, we don't move forward. With planets in Pisces we are lost in a sort of other worldly wilderness, living behind fogs and veils and remembrances and inner realities. It is a time of retreating into hopes, wishes and dreams. We will feel better after May passes.

There is a significant shift with the planet Neptune occurring Sunday, March 30. It represents the changes we are seeing and feeling and changes yet to come. Neptune, one of Earth's outer planets, ruler of fogs, mists, clouds and illusions, leaves Pisces and enters Aries (water to fire). Aries "initiates

all things new."

Neptune's entrance into the fires of Aries cre ates a generational change The outer planets (Uranus, Neptune, Pluto) are generational planets, meaning they influence and shape generations and once their transit is over, we are no longer what we once were. Neptune, in Pisces, for the last 14 vears, has been a time of spiritual refinement, a summoning of mindfulness, inner pilgrimages into

death, secrets, UFO's, other dimensions, meditation, esoteric teachings), and a calling humanity to "love more."

Neptune leaving Pisces ends a long 163-year cycle. Entering Aries, Neptune brings a subtle awakening, a new religious fervor, a new spiritual self-identity, bold new actions (Mars) and facts (Mercury) that refine humanity. The last time Neptune was in Aries was 1862-75. What was occurring in our world then? That was only a preview of what will happen now. We will enter into what feels like a "back to the future" reality. What once was and was hidden comes to life again. This time for real.

ARIES: A new self-identity is beginning to appear through this Mercury and Venus retro. There is a deep searching within the self. Who am I? What am I doing? Where am I going? These are your guestions. Prepare also for changes in light, color, sun, shadows and rhythms, changes reflected with in you, too, Relationships need extra tending. We don't want anyone to feel cold, alone, withdrawn and left out. A new path appears.

TAURUS: You will be out and about, learning new things, attending lectures, classes, gathering information. You seek freedom and a lessening of limitations and responsibilities. Always your life and its task, illuminating the minds of humanity, are serious and disciplined. It would be good to consider what would be playful for you, bring enjoyment, fun, calling forth your lightness and sense of spontaneity? Perhaps you need to swim.

GEMINI: What constitutes family to you, wheth-

er biological, friend, group (esoteric?), colleagues, etc. matters more and more. Something's not complete with someone or maybe you need to visit to bring forth the next stage in relationship(s). Harmony's your focus with a touch of compromise (not much). Listening to others until you understand the essential message is a parallel goal. All of this brings love forth – your task. And it is your task in

the world, too. Your profession, actually.
CANCER: Make contact. These two words have a depth most don't understand. Making contact releases Love. But it must be true, real and intentional contact. It must be from the heart, connecting heart to heart. Love released creates liberation for everyone. However, you are the one to begin this process. Do this ceaselessly, quietly, with heartfelt intention with all kingdoms. Begin in the garden. A travelogue for you would be to visit all the major gardens in the world. And to see the cherry

blossoms.

LEO: There's a sense within that you must not only create a new plan concerning finances and resources, but that a new state of values must also come forth. This state of values has to do with sharing. If there are people close to you, you may want to communicate more deeply with them, sharing your morals, ethics and principles, asking what values they hold and what values are held in common. What are your desires and aspirations for the future, based on these ideals?

VIRGO: You will want to come out of the shadows of the past and into a greater light. The light of the present/future. Standing in shadows, perhaps However, there comes a time when we each must define ourselves, recognize our own self-identity, understand how we love, what we initiate, realize that we're capable, summon our confidence, and seek a new support system. Am I speaking to Virgo or Pisces? Both. For they are the shadow of the

other.

LIBRA: Acquiring Virgo qualities day by day. This morning I saw a drawing of an angel holding out a golden sheaf of wheat. A Virgo symbol of nourishment for humanity. I thought of Libra, and what nourishes them. Relationships, beauty, friends, equilibrium, balance, love, sacrifice, art. It's the golden art of the wheat sheaf that caught my eye and I thought Librans must get back to their art in whatever form interests them. Some paint, some have galleries, some are collectors. What is your art form so close to your heart?

SCORPIO: Do you sense restlessness, that there's a group that belongs to you, yet somehow you can't find it or they you? Not yet. As you both search for the other, assess your present and future goals (again). They've changed recently or are in the process. So many of us are on the fence, indecisive about the future. We must summon patience. Speak with those close to you. Ask for their visions and goals. Listen with understanding. Creativity is

SAGITTARIUS: For several months, the perfect execution of your creative work is a priority. It always is but a new dimension has been added. Multiple thoughts flow through your mind; you're

being impressed with ideas that may become ideals and later, goals. There's an inner enthusiasm. A new reality is beginning to appear. Do you sense the need to begin something? Share your ideas with others who love to listen. Diplomacy is paramount. Where is your home these days? What in your home brings forth comfort?

CAPRICORN: What will you do this spring and summer? Something is calling to you - someone, somewhere. A new communication seems imminent. Maybe it's a garden deva. Maybe a field of medicinal and edible flowers need to be planted. Perhaps it's a course of study, something you want (or need) to learn. Somewhere you want to visit, travel to, discover? There also might be something you need to say to someone somewhere far away Something lovely your way comes (soon).

AQUARIUS: Take extra care with your money and resources. Use this time to discriminate between what is needed and what is not, what is hoped for and what is unnecessary. Order and organize what you have. Sell of give away what is no longer useful and then give more away. Giving provides us with meaning, a true sense of service Giving liberates and allows everyone involved to move forward in their lives with happiness and hope. Give to yourself then give of yourself. With

PISCES: We are to do our best wherever we find ourselves. Many of us are uncertain these days, on the fence (uncomfortable) about life, unable to know where we're going, who we are, what to do when we don't know what to do, and how to provide our gifts when opportunities don't seem to exist. Again, we (especially Pisces at this time) are to do our best in the places we find ourselves. Relationships need a bit of kindness, patience and compromise. A bit of surrender, too. You under-

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

All real estate advertised herein for sale or for rent is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, such preference, limitation or discrimination. SUN Newspapers will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. To complain of discriminations, call HUD toll-free at: 1-800-347-3739

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granting of the petition.

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T.S. No. 119227-CA APN: -10 NOTICE OF TRUSTEE'S SALE IM-PORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/27/2006. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING SHOULD CONTACT A LAWYER On 4/16/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/3/2006 as Instrument No. 2006000219301 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: DARLYNE N LUCCHESI, AN UNMAR-RIED WOMÁN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY STATE OR FEDERAL SAVINGS AND LOAN AS-SOCIATION, SAVINGS ASSOCIATION, OR SAV-INGS BANK SPECIFIED SECTION 5102 THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State de-scribed as: LOT 20 IN BLOCK 108, OF BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECOR-DED IN BOOK 3, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The street

mon designation, if any, of the real property described above is purported to be: 220 8TH ST, SEAL BEACH, CA 90740 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, ex-penses and advances at the time of the initial publication of the Notice of Sale is: \$2,290,074.50 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. The beneficiary under said 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. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NO-TICE 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

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. NO-TICE 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com using the file number assigned to this case 119227-CA. 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: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eli-gible tenant buyer," you

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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 119227-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase FOR SALĔS INFORMATION (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Beach Sun

3/13,20,27/25 - 150754

NOTICE OF PETITION TO ADMINISTER ES-TATE OF: DONNA M. KUPFER CASE NO. 30-2025-01464408-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DONNA M. KUPFER.

A PETITION FOR PRO-BATE has been filed by PAULA KUPFER AKA PAULA J. HAWKINS in the Superior Court of California, County of OR- THE PETITION FOR PROBATE requests that PAULA KUPFER AKA PAULA J. HAWKINS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal répresentative 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 peti-

tion will be held in this court as follows: 04/04/25 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 vour 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 vour hearing

IF YOU OBJECT to the

you should appear at the hearing and state your obiections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDIT-OR 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

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

Code.

Attorney for Petitioner ADAM D. BECKER - SBN 240723 CALLISTER, BROBERG & BECKER, A LAW COR-PORATION

700 N. BRAND BLVD., SUITE 560 GLENDALE CA 91203 Telephone (818) 500-1890 3/13, 3/20, 3/27/25 CNS-3903550#

SEAL BEACH SUN Seal Beach Sun 3/13,20,27/25-151018

claims any liability for any incorrectness of the prop-NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 23-0144 Loan No.: SUNDY Other: 05948376 APN: 024-132-05 YOU ARE IN DE-FAULT UNDER A DEED

TRUST DATED 11/15/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Law Offices of Richard G. Witkin APC, as trustee, or successor trustee or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by MARTIN A SUNDY AND KAREN A SUNDY HUSBAND AND WIFE AS JOINT TEN-ANTS, recorded 12/18/2017 as Instrument No. 2017000542642 in Book N.A., Page N.A. of Official Records in the office of the County Recorder of ORANGE County State of California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 5/11/2023 as Instrument No. 2023000109292 of said Official Records WILL SELL on 04/02/2025 at 01:30 PM At the North front entrance to the County Courthouse at 700 Civic Center Drive West Santa Ana, CA 92701 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: As more fully described on said Deed of Trust. The property address and other

common designation, if

any, of the real property

described above is purpor-

ted to be: 410 7TH STREET, HUNTINGTON BEACH, CA 92348 The

undersigned Trustee dis-

erty address and other

common designation, if any, shown herein. The

total amount of the unpaid

balance of the obligation



A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at: hud.gov/fairhousing







FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.

close in time to the sched-

uled sale may not immedi-

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telephone information or

on the internet website.

postponement information

is to attend the scheduled

sale. NOTICE TO TEN-ANT: You may have a

right to purchase this prop-

erty after the trustee auc-

tion 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

placed at the trustee auc-

tion. There are three steps

to exercising this right of purchase. First. 48 hours

after the date of the trust-

ee sale, you can call (916) 939-0772, or visit this in-

ternet website WWW.NA-

TIONWIDEPOSTING.CO

M, using the file number

assigned to this case, 23-

0144 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 in-

tent to place a bid so that

the trustee receives it no

more than 15 days_after

the trustee's sale. Third.

you must submit a bid so

that the trustee receives it

no more than 45 days after

the trustee's sale. If you

think you may qualify as

should consider contact-

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tial right to purchase. FOR

an "eligible tenant buyer'

or "eligible bidder,"

Legals-SB

consultation with its attor-

neys, the trustee, in its

sole discretion may res-

cind the TDUS pursuant to

1058.5(b) and return the

bidder's funds, without in-

terest. (4) When conduc-

ted, the foreclosure sale is

not final until the auction-

eer states "sold". Any time

prior thereto, the sale may

be canceled or postponed

at the discretion of the

trustee or the beneficiary.

A bid by the beneficiary

may not result in a sale of

the property. All bids placed by the auctioneer

are on behalf of the

seller/beneficiary. (5) NEW - SEVERAL CITIES IN

CALIFORNIA, INCLUD-ING THE CITY OF LOS

ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE,

NEW TRANSFER TAXE

ON SALES OF CERTAIN

HIGH VALUE PROPERTIES. THESE TAXES

TIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOU-

SANDS OF DOLLARS OR

EVEN MORE. AS A CONDITION OF THIS SALE

THESE TAXES WILL NOT

BE PAID BY THE FORE-CLOSING LENDER NOR

BY THE FORECLOSURE

TRUSTEE. THESE TAXES, IF AND WHEN

CHARGED, ARE THE RE

SPONSIBILITY OF THE

SUCCESSFUL PUR-

CLOSURE SALE. This

communication may be considered as being from

tent your original obliga-

tion was discharged or is

stay of bankruptcy under Title 11 of the United

States Code, this notice is

for compliance and/or in-

formational purposes only

attempt to collect a debt or

to impose personal liabil-

However, a secured party

may retain rights under its

ing the right to foreclose its

lien. Date: 02/27/2025 Law

Offices of Richard G. Witkin APC 5805 Sepul-

veda Boulevard, Suite 670

Sherman Oaks, California

91411 Phone: (818) 845-

WITKÍN, PRES NPP0471738 To: HUNT-

INGTON HARBOUR SUN

JOURNAL 03/13/2025, 03/20/2025, 03/27/2025 Seal Beach Sun

4000 By: RICHARD G.

Civil Code

Legals-SB

default in payment or per-

formance of the obliga-

tions secured thereby, in-

cluding that breach or de-

fault, Notice of which was

recorded 10/16/2024 as

Recorder's Instrument No.

2024000269589, in Book

n/a, at page n/a, WILL SELL AT PUBLIC AUC-

TION TO THE HIGHEST

BIDDER FOR CASH, law

ful money of the United

States, evidenced by a

Cashier's Check drawn on

a state or national bank, or

drawn on any other finan-

section 5102 of the Califor-

nia Financial Code. au-

the State of California, ALL

PAYABLE AT THE TIME

OF SALE, all right, title

and interest held by it as

Trustee, in that real prop-

erty situated in said

satisfy the unpaid obliga

vances, if any, thereunder

and interest thereon; and

plus fees, charges, and

expenses of the Trustee

and of the trusts created

by said Deed of Trust. The

total amount of said obligations at the time of initial

publication of this Notice is

\$1,966,999.59. In the

event that the deed of trust

described in this Notice of

Trustee's Sale is secured

ina from one to four sinale-

family residences, the fol-

lowing notices are provided pursuant to the

provisions of Civil Code

POTENTIAL BIDDERS: If

you are considering bid-

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that there are risks in-

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ding on a lien, not on the

property itself. Placing the

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auction does not automat-

ically entitle you to free

and clear ownership of the

property. You should also

be aware that the lien be-

ing auctioned off may be a

junior lien. If you are the

highest bidder at the auc-

tion, vou are or may be re-

sponsible for paying off all

liens senior to the lien be-

ing auctioned off before

you can receive clear title

to the property. You are

encouraged to investigate

the existence, priority, and

property by contacting the

county recorder's office or

a title insurance company.

either of which may charge

you a fee for this informa-tion. 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 post-

poned one or more times

by the mortgagee, benefi-

ciary, trustee, or a court.

pursuant to Section 2924g

of the California Civil

ection 2924f: NOTICE TO

thorized to do business in

closure sale, then, after by reason of a breach or

Legals-SB

Code. The law requires that information about ments be made available to you and to the public, as present at the sale. If you wish to learn whether your

the rescheduled time and property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11226. Information about postponements that are very short in duration or

poned, and, if applicable,

cial institution specified in that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. & emsp; NOTICE TO TENANT:

County and State, described as follows: Lot 302, Tract 2590, per Map You may have a right to Book 82, Pages 32 to 38 purchase this property inclusive of Miscellaneous after the trustee auction pursuant to Section 2924m Maps. The street address or other common designa-Code. If you are an "eli-gible tenant buyer," you tion of the real property hereinabove described is purported to be: 1729 Bayou Way, Seal Beach, CA 90740. The undersigned can purchase the property if you match the last and

highest bid placed at the trustee auction. If you are an "eligible bidder," you disclaims all liability for any incorrectness in said street address or other may be able to purchase the last and highest bid   Said sale will be made without warranty placed at the trustee aucexpress or implied regard-

tion. There are three steps ing title, possession, or to exercising this right of other encumbrances, to purchase. First, 48 hours after the date of the trusttions secured by said ee sale, you can call 916-939-0772, or visit this in-Deed of Trust, with internet website www.naterest and other sums as provided therein: plus ad-

tionwideposting.com, using the file number assigned to this case 2024-11226 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 or declaration de-

scribed in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible ten-ant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately

potential right to purchase. Dated: March 8, 2025 JMJ Funding Group, Inc By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, River-

side, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772

www.nationwideposting.co m NPP0472033 To: SEAL BEACH SUN 03/13/2025, 03/20/2025, 03/27/2025 size of outstanding liens Seal Beach Sun that may exist on this 3/13,20,27/25-151063

> NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE PERRY SWENSON CASE NO. 30-2025-01465607-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 WAYNE PERRY SWENSON.
A Petition for PROBATE has been filed by: TRE-VOR SWENSON & BEN-JAMIN SWENSON in the

Superior Court of California, County of ORANGE. The Petition for Probate requests that TREVOR SWENSON & BENJAMIN SWENSON be appointed as personal representative to administer the es-

tate of the decedent The petitions request authority to administer the pendent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obfore taking certain very important actions, however the personal representate ive 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

A hearing on the petition will be held in this court as follows: APR 24, 2025 at 1:30 PM

grant the authority.

in Dept. CM07 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 grant-

ing of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appear-ance may be in person or

by your attorney If you are a creditor or a contingent creditor of the vour claim with the court and mail a copy to the personal representative ap pointed 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 may want to consult with able 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-

Attorney for petitioner: W. VITO LANUTI, ESQ; W. VITO LANUTI & ASSO-CIATES, PC, 6621 E. PA-CIFIC COAST HWY., #260, LONG BEACH, CA 90803. (562) 592-5001.

tition or account as provided in Probate Code

section 1250. A Request

for Special Notice form is

available from the court

BSC 226549 Seal Beach Sun 3/13,3/20,3/27/2025-151076

NOTICE OF ANCILLARY PETITION TO ADMINIS-TER ESTATE OF: DIANE JOYCE ZARA AKA DIANE J. ZARA CASE NO. 30-2025 01465717-PR-PW-CMC To all heirs, beneficiaries

itors, and persons who

may otherwise be inter-

ested in the WILL or es tate, or both of DIANE JOYCE ZARA AKA DI-

A ANCILLARY PETITION FOR PROBATE has been filed by VALERIE JEANNE KLEINMAN AND KATH-LEEN MARIE ZARA in the nia, County of ORANGE THÉ ANCÍLLARY PETI-TION FOR PROBATE re quests that VALERIE JEANNE KLEINMAN AND KATHLEEN MARIE ZARA be appointed as personal representative to adminiscedent.

THE ANCILLARY PETI-TION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE ANCILLARY PETI-

TION requests authority to der 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 resentative will be reguired to give notice to inthey have waived notice or consented to the pronendent administration authority will be granted unfiles an objection to the petition and shows good cause why the court should not grant the au-

A HEARING on the petition will be held in this court as follows: 05/01/25 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 platform. This is a no cost service to the public. Go to Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearhave difficulty connecting or are unable to connect to 657-622-8278 for assistance. If you prefer to apappear 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 obiections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDIT OR 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

be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,019,461.03 *The actual opening bid this amount. In addition to cash, the Trustee will acdrawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn bv a state or federal savings ings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In than cash is accepted, the Trustee may withhold the Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenimplied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust includ ing advances authorized thereunder and also including, without way of limitation, the unpaid princip-al balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, the trustee and the trusts created by said Deed of Trust. THÍS PROPERTY IS BEING SOLD IN AN TICE 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. 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 re-ceive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on tȟis propertv 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 lender mav hold more than one mortgage or deed of trust on the property. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale mav 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 vou and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website WWW.NATIONWIDE-POSTING.COM, using the file number assigned to

this case 23-0144. Inform-

ation about postpone-ments that are very short

in duration or that occur

SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDE-POSTING.COM OR CALL (916) 939-0772. ADDITIONAL INFORMATION, CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to in-crease its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process. or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may de-cline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes

aware of any bankruptcy

or other legal issue affect-

ing the validity of the fore-

3/13,20,27/25-151022 Loan No.: 4299-21 - Cort TS no. 2024-11226 APN: 043-254-21 NOTICE OF TRUSTEE'S SALE UN-UNDER A DEED OF TRUST, DATED 2/26/2024, UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY IT MAY BE SOLD AT

DER DEED OF TRUST YOU ARE IN DEFAULT DATED PUBLIC SALE. IF YOU NEED AN EXPLANA-OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 4/2/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, JMJ Funding Group, Inc, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Zachary A. Cort and Megan M. Cort, as Trustees of The Lowski Revocable Trust, Dated December 29, 2016 recorded on 3/29/2024 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instru-

ment No. 2024000079143,

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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. vou mav 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-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Attorney for Petitioner LISA WEINMANN - SBN PROBATE CALIFORNIA

31413 CULBERTSON TEMECULA CA 92591 Telephone (661) 244-1222

3/20, 3/27, 4/3/25 CNS-3905722# **HUNTINGTON HAR-**BOUR SUN-JOURNAL HHSJ 3/20,27,4/3/25-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01466676

TO ALL INTERESTED

PERSONS: Petitioner: MINDY LYNN HANN filed a petition with this court for a decree changing names as follows: MINDY LYNN HANN to MINDY LYNN MILLER. 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 05/08/2025

at 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 To appear remotely

check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-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: 03/14/2025 Judge David J. Hesseltine

Judge of the Superior Court

3/20,27,4/3,10/25-151242

NOTICE OF PETITION TO ADMINISTER ES-**TATE OF Nicole Marie Farlow** CASE NO. 30-2025-01466270-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: Nicole Marie

Farlow A PETITION FOR PRO-BATE has been filed by Christopher Ivan Farlow in the Superior Court of Cali**Legals-SB**

fornia, County of Orange PETITION FOR PROBATE requests that Christopher Ivan Farlow 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 full 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 on 05/08/2025 at 1:30 pm in Dept. CM07 Room No: 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 our 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 be-fore the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDIT-

OR 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 credit-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: Alexander V. Pappas, Esq. (SBN 251436) 15260 Ventura Blvd., Suite

Sherman Oaks, CA 91403 Telephone: (818) 219**Legals-SB**

CNS-3907118# **HUNTINGTON HAR-BOUR SUN-JOURNAL** HHSJ 3/27,4/3,10/25-151289

NOTICE OF PETITION TO ADMINISTER ES-TATE OF

Maria Ivanovic Owens CASE NO. 30-2025-01466179

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the LOST will or estate, or both, of: Maria Ivanovic Owens A PETITION FOR PRO-

BATE has been filed by

Terence Owens in the Superior Court of California, County of Orange PETITION FOR PROBATE requests that Terence Owens be appointed as personal representative to administer

the estate of the decedent. THE PETITION requests the decedent's LOST WILL and codicils, if any, be admitted to probate. The LOST will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority (This authority will allow the personal representative to take many actions without obtaining court approval. Before tak ing 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 au-

A HEARING on the petition will be held on 04/30/2025 at 1:30 p.m. in Dept. CM08 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE CENTER.

NOTICE IN PROBATE

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 obiections or file wr ten 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 person-

al representative, as defined in section 58(b) of

the California Probate

Code, or (2) 60 days from

the date of mailing or per-

sonal delivery to you of a notice under section 9052 of the California Probate Code Other California statutes

Legals-SB

and legal authority may affect your rights as a credit-You may want to consult with an attorney knowledgeable in California law. OŬ 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 provided in Probate Code section 1250. A Request for Special Notice form is available from the court Attorney for Petitioner

David M. Sine SBN 80673 Sanborn & Sine P.C.; Pacific Coast Hwy, #501 Long Beach, CA 90804, Telephone: (562) 498-3955 3/27, 4/3, 4/10/25 CNS-3908785# SEAL BEACH SUN Seal Beach Sun

> ORDER TO **SHOW CAUSE FOR CHANGE OF NAME** CASE NO. 25FL000183

3/27,4/3,10/25-151491

PERSONS: Petitioner LINDA JOANNE LAZAR on behalf of KAYLEE GRACE POPARADU, a minor filed a petition with this court for a decree changing names as fol-lows: KAYLEE GRACE POPARADII to KAYLIF GRACE POPARADU. 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

NOTICE OF HEARING 05/29/2025 at 1:30 p.m. L74

REMOTE Lamoreaux Justice Center 341 The City Drive South

Orange, CA 92868 (To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find mv-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

Judge Julie A. Palafox Judge of the Superior Court Seal Beach Sun 3/13,20,27,4/3/25-151075

ORDER TO SHOW CAUSE FOR **CHANGE OF NAME** CASE NO. 30-2025-01467690-CU-

PT-CJC
TO ALL INTERESTED
PERSONS: Petitioner: YIN LIN SHAO filed a petition with this court for a decree changing names as follows: YIN LIN SHAO to YIN LIN. The Court orders **Legals-SB**

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 de scribed 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 05/13/2025 at 1:30 p.m. D100 REMOTE Central Justice Center

700 Civic Center Drive Santa Ana, CA 92701 (To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-

my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun DATE: 03/24/2025 Judge David J. Hesseltine

Superior Court Seal Beach Sun 3/27,4/3,10,17/25-151556

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 25036-HY NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: SAFFRON GRILL INC, 17441 BEACH BLVD, HUNTINGTON BEACH, CA 92647 Doing Business as: SAF-FRON GRILL INC

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: The name(s) and address of the Buyer(s) is/are: WIL-LIAM GALED AND/OR

ASSIGNEE, 511 MORRIS ST, ALBANY, NY 12208 The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT. NAME, MAC GOODWILL, LEASEHOLD IMPROVE-ANT NOT TO COMPETE SUPPLIES, TELEPHONE NUMBERS and are located at: 17441 BEACH BLVD, HUNTINGTON BEACH, CA 92647 The bulk sale is intended to be consummated at the office of: NEW CENTURY ESCROW, INC., THREE POINTE DRIVE, SUITE 217, BREA, CA 92821 and the anticipated sale date is

APRIL 15, 2025 The bulk sale is subject to California Uniform Commercial Code Section

The name and address of the person with whom claims may be filed is: NEW CENTURY ESCROW, INC., THREE POINTE DRIVE, SUITE 217, BREA, CA 92821 and the last day for filing claims shall be APRIL 14, 2025, which is the business day before the sale date specified above.

Dated: 3/20/25 BUYERS: WILLIAM GALED 3550339-PP HH SUN JOURNAL 3/27/25
Huntington Harbour Sun Journal 3/27/2025-151566

Legals-SB

ORDER TO SHOW CAUSE FOR **CHANGE OF NAME** CASE NO. 30-2024-01449134

TO ALL INTERESTED

PERSONS: Petitioner LISA BENCHEIKH filed a petition with this court for a decree changing names follows: BENCHEIKH to LIZA BENCHEIKH. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated bewhy the petition for change of name should not be granted. Any person objecting to the name changes described above tion 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. D100 REMOTE Superior Court of Califor-

nia, County of Orange 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/findmv-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: 02/27/2025 Judge David J. Hesseltine Judge of the Superior Court

Seal Beach Sun 3/20,27,4/3,10/25-151231

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000235

TO ALL INTERESTED PERSONS: Petitioner: MOHAMMAD ALI BUTT & FULING WU on behalf of WYATT WU, a minor, filed a petition with this court for a decree changing names as follows: WYATT WU to BILAL WU. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated be-

low 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

Legals-SB

NOTICE OF HEARING 06/12/2025 at 1:30 p..m. L74

grant the petition without a

REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmv-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: 03/07/2025 Judge Julie A. Palafox Judge of the Superior Court Seal Beach Sun

NOTICE OF PUBLIC SALE OF PERSONAL **PROPERTY**

3/27,4/3,10,17/25-151591

Notice is hereby given that on April 8th, 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 locations: 6942 Garden Grove Blvd

Westminster CA 92683 (714)614-7529 12:00 PM Binh Lam

William Edward Reynolds The auction will be listed advertised on www.storagetreasures.co m. 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. 3/27/25

CNS-3910229# **HUNTINGTON HAR-BOUR SUN-JOURNAL** HHSJ 3/27/25-151609

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, April 7, 2025, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item MINOR USE PERMIT 25-0004 Request for a Minor Use Permit to permit a garage within 30 feet of a front lot line to exceed 20 feet in width in the Residential Low Density (RLD-9) zoning area.

Environmental Review: This project is determined to be a Class 3 (New Construction of Small Structures) Categorical Exemption pursuant to Section 15303 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seg.) for a project that is associated with the new construction of a

Property Owner: Katherine and Derek Hernandez Applicant: Jeffrey Benson Subject Location: 417 Emerald Pl, Seal Beach, CA

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 writ-ten correspondence delivered to the City of Seal Beach

Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 20th day of March 2025

at, or prior to, the public hearing.

Seal Beach Sun 3/27/2025-151464