

Legals-SB

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.

30-2021-01211275
TO ALL INTERESTED PERSONS: Petitioner: CASSANDRA CHAU HUE VU filed a petition with this court for a decree changing names as follows: CASSANDRA CHAU HUE VU to CHAU HUE VU. 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
09/15/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701
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: 07/21/2021
Judge Layne H. Melzer
Judge of the
Superior Court
Huntington Harbour Sun Journal
7/29,8/5,12,19/21-108533

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216610838

a) MARQUEE STAFFING
b) MARQUEE WORK-FORCE SOLUTIONS,
Located at: 2 VENTURE
STE 140, IRVINE, CA

NOTICE OF INVITING BIDS

Project Title: Lampson Avenue Drainage Improvements
CIP No.: SD2101
Contract Time: 50 Working Days
Engineer's Estimate: \$150,000

DESCRIPTION OF WORK

The Contractor shall furnish all necessary materials, labor, equipment and other incidental and appurtenant work necessary for the completion of this contract described in Contract Documents which consists of, but is not limited to; traffic control; utility locating; coordination with utility companies for relocations of their facilities; removals and trench excavation; construction of bedding, RCP, trench backfill, and concrete backfill; construction of concrete blanket over existing water main; construction of catch basin (with screens), junction structure, and connection of new RCP to existing double RCB; construction of AC pavement and PCC improvements, replacement of traffic striping; and other incidental items of work to complete the Project.

The quantity of work to be performed and materials to be furnished are approximate only, being given as a basis for the comparison of Bids. Actual quantities of work to be performed will vary at the discretion of the Engineer.

A 10% Bidder's Bond is required with Bid. Successful contractor will be required to provide:

- (1) liability insurance with City of Seal Beach as addition insured endorsement;
- (2) proof of worker's compensation insurance coverage;
- (3) 100% Faithful Performance; and,
- (4) 100% Labor and Material Bond.

Bid Due Date and Time: Sealed bids will be received in the Office of the City Clerk, City Hall, 211 8th Street, Seal Beach CA 90740, until 10:00 a.m., Tuesday, August 26, 2021 at which time they will be publicly opened and read.

Questions, please call David Spitz (562) 431-2527 ext. 1331

David Spitz, P.E. QSD
Associate Engineer
Submitted to the SUN Newspaper this 5th day of August 2021
Seal Beach Sun 8/12,19/21-109065

Legals-SB

92618-9261. County: Orange. This is a New Statement. Registrant(s): MARQUEE STAFFING, 2 VENTURE STE 140, IRVINE, CA 92618. Have you started doing business yet? YES, 07/01/2021. This business is conducted by: CORPORATION. Registrant(s): /s/ RENEE LOIGNON DION, 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 was filed with the County Clerk of Orange County on 7/20/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108627

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216611251

ACCUGRAPHIX, Located at: 3588 E ENTERPRISE DRIVE, ANAHEIM, CA 92807. County: Orange. This is a New Statement. Registrant(s): AGX INC, 3588 E ENTERPRISE DRIVE, ANAHEIM, CA 92807. Have you started doing business yet? YES, 10/01/1986. This business is conducted by: CORPORATION. Registrant(s): /s/ TRACY WARMAN, VICE PRESIDENT. 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 was filed with the County Clerk of Orange County on 7/23/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108632

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216611022

a) BIT O HOME, L.P. b) BIT O HOME MOBILE HOME PARK c) BIT O HOME MHP d) BIT-O-HOME MHP e) BIT-O-HOME MOBILE HOME PARK f) BIT-O-HOME

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M.H.P., Located at: 5002 W. MCFADDEN AVENUE, SANTA ANA, CA 92704. County: Orange. This is a New Statement. Registrant(s): BIT O HOME MHP, LLC, 2141 E. BROADWAY RD, SUITE 105, TEMPE, AZ 85282. Have you started doing business yet? YES, 04/24/2003. This business is conducted by: LIMITED PARTNERSHIP. Registrant(s): /s/ KIM EGGLESTON, MANAGING MEMBER/MANAGER. 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 was filed with the County Clerk of Orange County on 7/21/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108690

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216611024

a) **LIBERTY MHP, L.P.** b) **LIBERTY MHP** c) **LIBERTY MOBILE HOME PARK**, Located at: 329 S. HARBOR BLVD, SANTA ANA, CA 92704. County: Orange. This is a New Statement. Registrant(s): LIBERTY MHP, LLC, 2141 E. BROADWAY RD. #105, TEMPE, AZ 85282. Have you started doing business yet? YES, 04/24/2003. This business is conducted by: LIMITED PARTNERSHIP. Registrant(s): /s/ KIM EGGLESTON, MANAGING MEMBER/MANAGER. I declare that all information in this statement is true and correct. (A registrant who declares as true information

Legals-SB

tion which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 7/21/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108691

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216611025

a) **COUNTY PLACE MHP, L.P.** b) **COUNTRY PLACE MHP**, Located at: 1840 W. ORANGETHORPE AVE., FULLERTON, CA 92833. County: Orange. This is a New Statement. Registrant(s): COUNTRY PLACE GP, LLC, 2141 E. BROADWAY RD. SUITE #105, TEMPE, AZ 85282. Have you started doing business yet? YES, 03/29/2009. This business is conducted by: LIMITED PARTNERSHIP. Registrant(s): /s/ KIM EGGLESTON, MANAGING MEMBER/MANAGER. 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 was filed with the County Clerk of Orange County on 7/21/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108692

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216610637

UNITED NOTARIES SERVICES LLC, Located at: 2405 N. BUSH ST., SANTA ANA, CA 92706. County: Orange. This is a New Statement. Registrant(s): UNITED NOTARIES SERVICES LLC, 2405 N. BUSH ST., SANTA

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ANA, CA 92706. Have you started doing business yet? YES, 01/01/2021. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ NORA HERNANDEZ, MANAGING MEMBER/MANAGER. 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 was filed with the County Clerk of Orange County on 7/15/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108693

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20216610641

DIHY LLC, Located at: 2405 N. BUSH ST., SANTA ANA, CA 92706. County: Orange. This is a New Statement. Registrant(s): DIHY LLC, 2405 N. BUSH ST., SANTA ANA, CA 92706. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ HECTOR HERNANDEZ, MANAGING MEMBER/MANAGER. 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 was filed with the County Clerk of Orange County on 7/15/2021.

Seal Beach Sun
7/29,8/5,12,19/21-108695

NOTICE OF PETITION

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TO ADMINISTER
ESTATE OF:
DAVID RAY PRIMM; a/k/a
DAVID PRIMM; a/k/a
DAVE PRIMM
CASE NO. 30-2021-
01211272-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DAVID RAY PRIMM; a/k/a DAVID PRIMM; a/k/a DAVE PRIMM.

A Petition for PROBATE has been filed by: SAMUEL W. and JOAN E. PRIMM in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that JAMES L. PRIMM 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:
09/02/2021

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at 2:00 PM in Dept. C8, 700 Civic Center Drive West, Santa Ana, CA 92701.

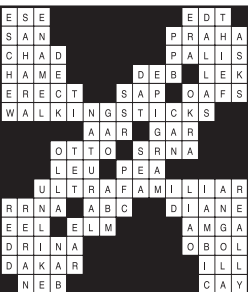
(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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

CLUES ACROSS

- 1. Midway between east and southeast
- 4. Sun up in New York
- 7. Japanese honorific
- 8. Czech name for Prague
- 10. Ochocinco's first name
- 12. Steep cliffs (Hawaiian)
- 13. Scots word for "home"
- 14. Upper class young woman (abbr.)
- 16. Monetary unit of Albania
- 17. Raise
- 19. Drain of resources
- 20. Uncultured, clumsy persons
- 21. Hikers use them
- 25. Retrospective analysis (military)
- 26. Tibetan form of chanting

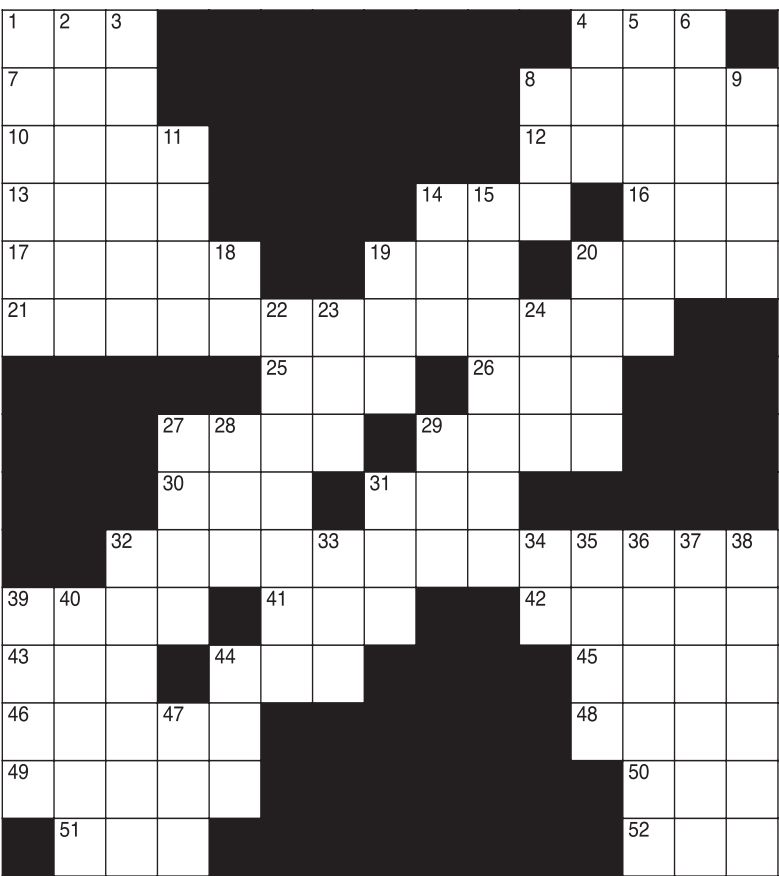


CLUES DOWN

- 27. Influential European statesman
- 29. Soluble ribonucleic acid
- 30. Monetary unit of Romania
- 31. Round green vegetable
- 32. Well acquainted with
- 39. Ribosomal ribonucleic acid
- 41. Basics
- 42. "The Godfather" actress Keaton
- 43. Snakelike fish
- 44. Tall deciduous tree
- 45. Russian river
- 46. Long Balkans river
- 48. Ancient Greek coin
- 49. Senegal's capital
- 50. Unwell
- 51. Snout
- 52. Low bank or reef of coral

CLUES DOWN

- 1. Abstain from
- 2. Vast desert in North Africa
- 3. Cover the crown of a tooth
- 4. A major division of geological time
- 5. Urban center
- 6. Crook
- 8. Parts per billion



- (abbr.)
- 9. Questions
- 11. A pack of 52 playing cards
- 14. Recording of sound
- 15. Pithy saying
- 18. Atomic #22
- 19. Soviet Socialist Republic
- 20. Plant with ridged seedpods
- 22. Innate

- 23. Investigative body for Congress (abbr.)
- 24. Soda receptacle
- 27. Spanish stew: ___ podrida
- 28. Viet Cong offensive
- 29. Large body of water
- 31. Beginning military rank
- 32. Dissimilar

- 33. Counteroffensive system (abbr.)
- 34. Shows who you are
- 35. Chinese dynasty
- 36. Type of verse
- 37. African nation
- 38. Quite
- 39. Former Bucks star Michael
- 40. Showed again
- 44. Body part
- 47. Steal

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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: JAMES L. PRIMM, JAMES L. PRIMM ATTORNEY AT LAW
41-625 ECLECTIC ST. SUITE J-1, PALM DESERT, CA 92260
760-610-9276
Seal Beach Sun 8/5,8,12,8/19/2021-108746

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01211116

TO ALL INTERESTED PERSONS: Petitioner: CHRISTINE ALYSE THARP filed a petition with this court for a decree changing names as follows: CHRISTINE ALYSE THARP to CHRISTINE ALYSE CHAVEZ. 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
09/22/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
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: 07/27/2021
Judge Layne H. Melzer
Judge of the
Superior Court
Huntington Harbour Sun Journal 8/5,12,19,26/21-108886

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216612354
a) **NIC ENTERPRISES b) SAFEGUARD DELIVERY SYSTEMS c) CROWN COURIER**, Located at: 1733 MONROVIA AVE STE O, COSTA MESA, CA 92627-9262. County: Orange. This is a Change, previous No. 20176481599. Registrant(s): NIC ENTERPRISES INC, 1733 MONROVIA AVE STE O, COSTA MESA, CA 92627. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ MICHAEL BYLINKIN, 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 was filed with the County Clerk of Orange County on 8/05/2021.

Seal Beach Sun 8/12,19,26,9/2/21-109072

Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01213002

TO ALL INTERESTED PERSONS: Petitioner: KAREN ROTHSTEIN filed a petition with this court for a decree changing names as follows: KAREN ROTHSTEIN to SUNNY LYNN ROTHSTEIN. 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
09/28/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
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: 07/30/2021
Judge Layne H. Melzer
Judge of the
Superior Court
Seal Beach Sun 8/5,12,19,26/21-108893

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01212556

TO ALL INTERESTED PERSONS: Petitioner: ANALEE GRACE FINKENBINDER filed a petition with this court for a decree changing names as follows: ANALEE GRACE FINKENBINDER to ANNALEE GRACE FINKENBINDER RIVERA. 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
10/05/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
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: 07/28/2021
Judge Layne H. Melzer
Judge of the
Superior Court
Huntington Harbour Sun Journal 8/5,12,19,26/21-108904

ORDER TO SHOW CAUSE FOR

Legals-SB

CHANGE OF NAME CASE NO. 30-2021-01213089

TO ALL INTERESTED PERSONS: Petitioner: DAVID ALLEN LANE filed a petition with this court for a decree changing names as follows: DAVID ALLEN LANE to DAVID ALLEN MAY. 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
09/28/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
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: 07/30/2021
Judge Layne H. Melzer
Judge of the
Superior Court
Seal Beach Sun 8/5,12,19,26/21-108905

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216611410

COLLECTIBLE ARTS 4U, Located at: 9402 WATERFRONT DRIVE, HUNTINGTON BEACH, CA 92646. County: Orange. This is a New Statement. Registrant(s): NOUSHIN BARDI, 9402 WATERFRONT DRIVE, HUNTINGTON BEACH, CA 92646. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ NOUSHIN BARDI. 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 was filed with the County Clerk of Orange County on 7/26/2021.

Seal Beach Sun 8/5,12,19,26/21-108955

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216611241

PACIFIC PSYCHOTHERAPY CENTER, Located at: 18700 BEACH BLVD, SUITE 160, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): CHRISTINE LYNN DUQUETTE, 9551 WOODLAWN DR, HUNTINGTON BEACH, CA 92646. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ CHRISTINE DUQUETTE. 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 was filed with the County Clerk of Orange County on 7/23/2021.

Seal Beach Sun 8/5,12,19,26/21-108973

FICTITIOUS BUSINESS NAME STATEMENT

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NO. 20216611191 a) ORANGE COAST PREOWNED SUPERSTORE b) OC FLEET, Located at: 2929 HARBOR BLVD, COSTA MESA, CA 92626-9262. County: Orange. This is a New Statement. Registrant(s): COSTA MESA-CJD, INC., 2929 HARBOR BLVD, COSTA MESA, CA 92626. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ EDWARD IMPERT, SECRETARY. 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 was filed with the County Clerk of Orange County on 7/22/2021.

Seal Beach Sun T.S. No.: 2021-00410-CA

A.P.N.:153-292-02 Property Address: 19862 CHESAPEAKE LANE, HUNTINGTON BEACH, CA 92646

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/11/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: MICHAEL A. DEVALK AND CHRISTINA M. DEVALK HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 04/20/2005 as Instrument No. 2005000302514 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 09/27/2021 at 03:00 PM
Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866
Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 619,125.91

The beneficiary of the Deed of Trust has executed and

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8/5,12,19,26/21-108979

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 21FL000421

TO ALL INTERESTED PERSONS: Petitioner: JULIA SACKIS on behalf of DANIELA DONOVAN, a minor, filed a petition with this court for a decree changing names as follows: DANIELA DONOVAN to DANIELA OLIVIA SACKIS. 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

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE 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 FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 19862 CHESAPEAKE LANE, HUNTINGTON BEACH, CA 92646
A.P.N.: 153-292-02

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 619,125.91.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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 of the Deed of Trust has executed and

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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
08/20/2021 at 11:00 a.m.
Dept: L72 REMOTE
Lamoreaux Justice Center
341 The City Drive
Orange, CA 92868
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: 07/22/2021
Judge Julie A. Palafox
Judge of the
Superior Court
Huntington Harbour Sun

delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2021-00410-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.

Legals-SB

Journal 8/5,12,19,26/21-108993

NOTICE OF PUBLIC SALE

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday August 27, 2021 at 1:30 pm Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com
Popovich, Tamara B.
Nunez, Jacquelyn S.
Vega, Trevor T.
Robinson, Timothy R.
Gray, Debra
Sparks, Klark K.
Beal, Sydney M.
Stevens, Michael Charles S.
Ottomeyer, Kristy M.

NOTICE OF TRUSTEE'S 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)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2021-00410-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, by remitting the funds and affidavit described 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 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: July 27, 2021
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Huntington Harbour Sun Journal 8/12,19,26/2021-108961

Legals-SB

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com.

Dated this 12th of August and 19th of August 2021 by Seacliff Self Storage 18100 Kovacs Lane Huntington Beach, CA 92648 (714) 375-1700

8/12, 8/19/21
CNS-3498830#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun Journal 8/12,19/2021-109009

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2021-01213667

TO ALL INTERESTED PERSONS: Petitioner: JAVIER CAMPION RODRIGUEZ filed a petition with this court for a decree changing names as follows: JAVIER CAMPION RODRIGUEZ to JAKE CAMPION TILL-BROOK. 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
09/29/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive West

Santa Ana, CA 92701
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: 08/03/2021
Judge James J Di Cesare
Judge of the Superior Court

Seal Beach Sun
8/12,19,26,9/2/21-109038

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216612435

LAGUNA NIGUEL COSMETIC DENTISTRY, Located at: 31161 NIGUEL RD SUITE K, LAGUNA NIGUEL, CA 92677. County: Orange. This is a New Statement. Registrant(s): ANGELA FANG DENTAL CORPORATOIN, 24971 SAUSALITO ST, LAGUNA HILLS, CA 92653. Have you started doing business yet? YES, 06/18/2021. This business is conducted by: CORPORATION. Registrant(s): /s/ ANGELA FANG, CHIEF EXECUTIVE 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 was filed with the County Clerk of Orange County on 8/06/2021.

Seal Beach Sun
8/12,19,26,9/2/21-109197

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2021-01214094

TO ALL INTERESTED PERSONS: Petitioner:

Legals-SB

EVELYN MICHELLE LUNA filed a petition with this court for a decree changing names as follows: EVELYN MICHELLE LUNA to EVELYN MICHELLE MOON. 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
09/29/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive West

Santa Ana, CA 92701
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

8/12,19,26,9/2/21-109075

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

21FL000463

TO ALL INTERESTED PERSONS: Petitioner: ELISE TRAVIS (on behalf of the minor, LUCIA BOND PERRY) filed a petition with this court for a decree changing names as follows: LUCIA BOND PERRY to LUCIA ELLIE TRAVIS. 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
09/24/2021 at 8:45 a.m.
Dept: C65 REMOTE
Central Justice Center
700 Civic Center Drive West

Santa Ana, CA 92701
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

8/19,26,9/2,9/21-109281

NOTICE OF REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY CASE NUMBER: 30-2020-01150271-PR-LA-CJC

Legals-SB

IN THE SUPERIOR COURT OF CALIFORNIA, FOR THE COUNTY OF ORANGE

In the matter of the Estate of CURTIS E. FERGUSON aka CURTIS ELDEAN FERGUSON, deceased
Notice is hereby given that the Administrator of the Estate, BRIAN DEAN FERGUSON, has filed NOTICE OF REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY. Said Petition has been set for hearing on August 31, 2021 at 9:00AM IN DEPARTMENT C-10 of the above court (700 Civic Center Drive West, Santa Ana, CA 92702).

The real property situated in the city of Seal Beach, County of Orange, State of California, is legally described as follows: Lot 12, in Block 14, of Bay City Tract, in the City of Seal Beach, County of Orange, State of California, as per Map Recorded in Book 3, Page 19 of Miscellaneous Maps, in the Office of the County Recorder of Said County APN NUMBER: 199-082-18 Common Address: 112 14" Street, Seal Beach, CA 90740

Terms of the sale are as follows: Price \$1,275,000; Initial Deposit \$38,000; Additional Deposit Prior to Close of Escrow \$688,750.00; Buyer to Obtain New First Trust Deed of \$548,250; Property Sold in "as is" Condition; No Contingencies; Real Estate Commission 5%; Escrow Fees and Costs to be Paid by Seller and Buyer as Indicated in Escrow Instructions.

Required Amount of First Overbid \$1,339,250
Dated: 06/29/2021
Brian Dean Ferguson, Personal Representative of the Estate
Attorney(s) at Law: HOWARD BRIEF
222 MAIN STREET
SEAL BEACH, CA 90740
562.431.3559

Seal Beach Sun
8/12,19,26/21-109087

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216612537

VINTAGE FLEA BOUTIQUE, Located at: 33141 ELISA DRIVE, DANA POINT, CA 92629. County: Orange. This is a New Statement. Registrant(s): REBECCA WALKER, 33141 ELISA DRIVE, DANA POINT, CA 92629. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ REBECCA WALKER. 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 was filed with the County Clerk of Orange County on 8/09/2021.

Seal Beach Sun
8/12,19,26,9/2/21-109143

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2021-01213370

TO ALL INTERESTED PERSONS: Petitioner: HUN JEONG SEO filed a petition with this court for a decree changing names as follows: HUN JEONG SEO to YUNWOON SEO. 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

Legals-SB

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
10/12/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive West

Santa Ana, CA 92701
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

8/12,19,26,9/2/21-109093

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216612389

BOUNTY THRIFTER, Located at: 214 BORREGO, IRVINE, CA 92618. County: Orange. This is a New Statement. Registrant(s): MARC ELVIN MORALES, 214 BORREGO, IRVINE, CA 92618. Have you started doing business yet? YES, 07/01/2021. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ MARC MORALES. 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 was filed with the County Clerk of Orange County on 8/05/2021.

Seal Beach Sun
8/12,19,26,9/2/21-109137

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN VINCENT FELICETTI

CASE NO. 30-2021-01213132-PR-PW-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOHN VINCENT FELICETTI.

A Petition for PROBATE has been filed by: CARL VIOLA in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that CARL VIOLA be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition

Legals-SB

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:

09/16/2021
at 2:00 PM in Dept. C8,
700 Civic Center Drive
West, Santa Ana, CA 92701.

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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: MICHELE A. TUTOLI, ESQ. c/o ARMSTRONG, FISCH & TUTOLI
6050 SANTO ROAD, SUITE 240, SAN DIEGO, CA 92124
858-453-0626

Seal Beach Sun
8/12,8/19,8/26/2021-109168

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **September 7th, 2021**; 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)897-6221

3:00 PM
Mary Welander
Clothing, household items, furniture
Lornie West
hutch and boxes
Jason Bach
clothes, boxes

7392 Garden Grove Blvd Westminster CA 92683, 714-657-6595

2:00 PM
Chanda Nguyen
Furniture from house
THANH THUY THI BUI
clothes, misc. Items
Brian Malesardi

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Household goods
ALBERT TREJO
computers musical equipment ETC.

3592 Cerritos Ave
Los Alamitos, CA 90720
(562) 594-6662

1:00 PM
Franjared Bolanos
Pacheco
Car parts
Tina Eteuati
household items
Irene Lawrence
Household Items
Hannah Moore
Boxes, Shelves, TV Stand
The auction will be listed and advertised on www.storage-treasures.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.

8/19, 8/26/21
CNS-3501288#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun Journal 8/19,26/2021-109215

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2021-01212043-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ANDREA MARIE DOMINGUEZ filed a petition with this court for a decree changing names as follows: ANDREA MARIE DOMINGUEZ to ANDREA MARIEN DOMINGUEZ. 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
09/22/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive West

Santa Ana, CA 92701
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: 07/26/2021
Judge Layne H Melzer
Judge of the Superior Court

Seal Beach Sun
8/19,26,9/2,9/21-109256

T.S. No. 14-2951-11

Notice of Trustee's Sale
A.P.N.: 199-053-10 You Are In Default Under A Deed Of Trust Dated 3/27/2006. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings as-

Legals-SB

sociation, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without cover, ant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Darlyne N. Lucchesi, An Unmarried Woman Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 4/3/2006 as Instrument No. 2006000219301 of Official Records in the office of the Recorder of Orange County, California, Street Address or other common designation of real property: 220 8th St Seal Beach, CA 90740-6306 A.P.N.: 199-053-10 Date of Sale: 9/16/2021 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$1,980,935.61, estimated 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. Notices 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

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ant 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 (800) 758-8052 or visit this Internet Website www.Xome.com, using the file number assigned to this case 14-2951-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case 14-2951-11 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 8/5/2021 The Wolf Firm, A Law Corporation 1851 East 1st Street, Suite 100 Santa Ana, California 92705 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 758-8052 www.Xome.com /s/Sindy Clements, Foreclosure Officer Please Be Advised That The Wolf Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt. Any Information You Provide May Be Used For That Purpose.

Seal Beach Sun
8/19,26,9/2/21-109250

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000008146292 Title Order No.: DS7300-19000527 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/03/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A

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LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/12/2006 as Instrument No. 2006000466283 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: PHUOC HUU DAM, AND ANN TRUONG DAM, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 09/14/2021 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 965 BLUE HERON, SEAL BEACH, CALIFORNIA 90740 APN#: 199-201-38 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,738,985.03. 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 to be recorded in the county where the real property is located. 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

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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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000008146292. 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. 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 833-561-0243, or visit this internet website WWW.SALES.BDF-GROUP.COM using the file number assigned to this case 00000008146292 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDF-GROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Date 8/10/2021 A-4733431 08/19/2021, 08/26/2021, 09/02/2021

Legals-SB

Seal Beach Sun
8/19,8/26,9/2/2021-109252

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2021-01214327**

TO ALL INTERESTED PERSONS: Petitioner: SARAH ELIZABETH PITTMAN filed a petition with this court for a decree changing names as follows: SARAH ELIZABETH PITTMAN to GWYNEVIEVE MAEVE FARABEE. 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
09/30/2021 at 8:30 a.m.
Dept: D100 REMOTE
Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701
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: 8/06/2021
Judge James J Di Cesare
Judge of the
Superior Court

Seal Beach Sun
8/19,26,9/2,9/21-109274

NOTICE OF TRUSTEE'S SALE T.S. No.: 21-0012 Loan No.: *****082 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/09/2006 AND MORE FULLY DESCRIBED BELOW. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: TIMOTHY B. SPEDDIN, A MARRIED MAN AS HIS

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SOLE AND SEPARATE PROPERTY Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 05/18/2006 as Instrument No. 2006000336038 in book --, at Page -- of Official Records in the office of the Recorder of ORANGE County, California, Date of Sale: 09/13/2021 at 01:30PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$718,537.60 estimated - as of date of first publication of this Notice of Sale The purported property address is: 7582 SEABLUFF DRIVE #102 HUNTINGTON BEACH, CA 92648 A.P.N.: 937-163-94 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 caused said Notice of Default and Election to Sell to be recorded in the county wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds

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of any kind or nature incurred by the initial successor bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 21-0012. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 21-0012 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. Date: 08/09/2021 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0385006 TO: HUNTINGTON HARBOUR SUN JOURNAL 08/19/2021, 08/26/2021, 09/02/2021 **Huntington Harbour Sun Journal 8/19,26,9/2/21-109308**

Loan No.: Lopez 3rd TS no. 2021-10283 APN: 151-483-29 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED

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4/24/2019, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 9/13/2021, 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, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Christine Mary Lopez, an unmarried Woman recorded on 4/30/2019 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2019000142277, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 5/11/2021 as Recorder's Instrument No. 2021000312843, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title, and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 98, Tract 7005, per Map, Book 281, Pages 36, 37 and 38 of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 9891 Hot Springs Drive, Huntington Beach, CA 92646. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$67,315.81. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a

ORDINANCE 1690 AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:
Section 1.Effective January 1, 2020, Senate Bill 13 (“SB 13”), Assembly Bill 68 (“AB 68”), and Assembly Bill 881 (“AB 881”) amended Government Code Sections 65852.2 and 65852.22 to further limit the standards cities may impose on accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”). Government Code Section 65852.2 also was amended this year by Senate Bill 1030 and Assembly Bill 3182. Section 2. Procedural Findings. The City Council of the City of Seal Beach does hereby find, determine, and declare that: On May 17, 2021, the Planning Commission considered this Ordinance at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or against this matter. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council. Section 3. Findings. In approving the proposed Zoning Code amendment, the City Council hereby makes the following findings that the Ordinance is consistent with the General Plan as follows: A. The proposed Code Amendment is consistent with the following General Plan Land Use Element Goals and Policies in that accessory dwelling units improve and expand housing opportunities and housing choice:1. Features of the Community: A goal of the City is to maintain and promote those social and physical qualities that enhance the character of the community and the environment in which we live. 2. Housing: It is to be a goal of the City to preserve its low- and medium-density residential character while still providing a wide choice of living accommodations and lifestyles for its residents. B. The proposed Ordinance is consistent with the following City’s General Housing Element Goals and Policies in that it will: facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents; assist in the development of adequate housing to meet the needs of low- and moderate-income households; address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing; and encourage more efficient energy use in residential developments. 1. Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents. The proposed Ordinance will allow and facilitate the provision of a broader spectrum of ADUs and hence housing types available to lower income, senior and special needs households. 2. Program 1c: Second Units: Continue to allow for the development of second units consistent with state law and the Municipal Code. 3. The proposed Ordinance will continue to allow second units (ADUs) consistent with state law. 4. Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households. The proposed Ordinance will allow and facilitate the provision of ADUs thereby adding additional housing units available to low- and moderate-income households. 5. Policy 2a: Expand housing opportunities for households with special needs, such as the elderly, disabled, large households, female-headed households, and the homeless. The proposed Ordinance will allow and facilitate the provision of ADUs thereby adding additional housing units available to households with special needs, such as the elderly, disabled, large households, female-headed households, and the homeless.6.Policy 2b: Provide incentives for and otherwise encourage the development of new affordable housing for low- and moderate-income households, including extremely-low-income persons. The proposed Ordinance will facilitate and incentivize the provision of a broader spectrum of ADUs, through relaxed development standards, and hence encourage the development of additional housing available in particular to lower income households. Policy 2d: Direct the construction of low- and moderate-income housing to sites that are: located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities; adequately served by public utilities; adequately served by police and fire protection; compatible with surrounding existing and planned land uses; minimally impacted by noise, flooding, or other environmental constraints; and outside of areas of concentrated lower-income households. The proposed Ordinance will facilitate and incentivize the provision of a broader spectrum of ADUs throughout all the City’s residential communities thereby assuring they are allowed and encouraged in areas appropriate for residential use in a manner that does not result in undue concentration of lower income households. A. The proposed amendments are also consistent with Chapter 3 of the Coastal Act, will not have an impact either individually or cumulatively on coastal resources, and do not involve any change in existing or proposed use of land or water. Section 2.Chapter 11.4.05.115 (Residential Uses - Accessory Dwelling Units) of Title 11 of the Seal Beach Municipal Code is hereby amended in its entirety to read as follows: **“Sec. 11.4.05.115 - Accessory dwelling units.** A. Purpose and applicability. The purpose of this chapter is to implement the requirements of Government Code Sections 65852.2 and 65852.22 to allow accessory dwelling units and junior accessory dwelling units in a manner that encourages their development but simultaneously minimizes impacts on traffic, parking, density, and other areas where the City is still permitted to exercise local control. B. Definitions. For the purposes of this section, the following definitions apply.(1) “Attached ADU” means an ADU that is constructed as a physical expansion (i.e. addition) of the Primary Dwelling and shares a common wall with the Primary Dwelling. (2) “Detached ADU” means an ADU that is constructed as a separate structure from the Primary Dwelling, which does not share any walls with the Primary Dwelling. (3)“Existing structure” means an existing single-family dwelling, duplex or other accessory structure that can be safely converted into habitable space under the California Building Standards Code, as amended by the City, and other applicable law. (4) “Junior Accessory Dwelling Unit” or “JADU” has the same meaning ascribed in Government Code Section 65852.22, as the same may be amended from time to time. JADU standards apply to properties containing a Primary Dwelling. (5) “Multi-family Dwelling” for purposes of this chapter, means a property containing three (3) or more attached dwelling units. Multiple separate residential structures on the same lot do not qualify as a multi-family building. (6)“Primary Dwelling,” for purposes of this chapter, means the existing or proposed single-family dwelling or duplex on the lot where an ADU would be located. (7)“Public transit,” for purposes of this chapter, has the meaning ascribed in Government Code Section 65852.2(j), as the same may be amended from time to time. C. Building permit approval only. (Tier 1) (1)An accessory dwelling unit application is not required to be filed with the Community Development Director for an ADU or JADU that satisfies the requirements of subsection C(2) of this section (Government Code Section 65852.2(e)(1), as the same may be amended from time to time), subsections (G), (H), and (I) of this section, and Title 8, Building and Construction, of the Seal Beach Municipal Code. A Building Permit application is required to be filed with the Building and Safety Department. (2)Pursuant to Government Code Section 65852.2(e), the City shall ministerially approve an application for a building permit on a lot that is zoned to allow single family or multi-family residential use to create any of the following: (a) ADU and JADU within Primary Dwelling and ADUs within existing accessory structures. One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply: (i) The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.(ii)When an ADU is attached to a single-family dwelling, the ADU shall have exterior access from the proposed or existing single-family dwelling. (iii)The side and rear setbacks are sufficient for fire and safety.(iv)The JADU complies with the requirements of Government Code Section 65852.22 and with the requirements set forth in subsection (F) of this section.(b) Detached new construction ADU for Primary Dwelling. One detached, new construction ADU for a lot with a proposed or existing single-family dwelling if all of the following apply. The ADU may be combined with a JADU described in subsection (C)(2)(a) of this section.(i)The ADU shall be no more than 800 square feet in size. (ii)The ADU shall not exceed a height limit of 16 feet. (iii)The ADU shall be setback a minimum of four feet from side and rear lot lines. However, in districts which allow lesser side setbacks, the lesser shall apply.(c) ADU within non-livable space in existing multifamily dwelling. One ADU within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. If requested, multiple ADUs shall be allowed, up to the number of ADUs that equals 25 percent of the existing multifamily dwelling units in the structure.(d)Detached new construction ADUs for existing multifamily dwelling. Not more than two detached ADUs located on a lot that has an existing multifamily dwelling, subject to a height limit of 16 feet and min-

imum four-foot rear yard and side setbacks. However, in districts which allow lesser side setbacks, the lesser shall apply. Multiple separate residential structures on the same lot do not qualify as a multi-family building. D.Planning permit application. (Tier 2) (1)An accessory dwelling unit application is required to be filed with the Community Development Director for an ADU that does not satisfy the requirements of subsection (C)(2) of this section. An accessory dwelling unit application shall be made in writing to the Community Development Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as established by resolution of the City Council, and shall include the following information: (a)Name and address of the applicant.(b)Completed Owner’s Affidavit.(c)Assessor’s parcel number(s) of the property. (d)A site plan drawn in sufficient detail to clearly describe the following: (i)Physical dimensions of the property. (ii)Location and dimensions of all existing and proposed structures, walls, and fences. (iii)Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures, and utilities. (iv)Location, dimensions, and names of all adjacent roads, whether public or private. (v)Setbacks. (vi)Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas, and parking structures.) (vii)Panoramic color photographs showing the property from all sides and showing adjacent properties. (viii)A description of architectural treatments proposed for the ADU. (ix)Written confirmation from any water district or sewer district providing service of the availability of service. (a)Floor plans. For an attached ADU, the plans must include the Primary Dwelling, as well. (b)Elevations. For an attached ADU, the plans must include the Primary Dwelling as well. (c)Such additional information as shall be required by the Planning Director.(1)All ADUs shall satisfy the requirements of Title 8, Building and Construction, of the Seal Beach Municipal Code. A Building Permit application is required to be filed with the Building Department.(2)In accordance with State law, ADUs are an accessory use or an accessory structure to the Primary Dwelling on the lot. ADUs shall not be considered to exceed the allowable density for the lot.(3)The Community Development Director shall ministerially review and approve an accessory dwelling unit application, provided that the submitted application is complete and demonstrates that the ADU complies with the requirements contained in this chapter and any other applicable law. A public hearing is not required.(4)Accessory dwelling unit applications subject to ministerial approval shall be processed within the timelines established by California Government Code Section 65852.2. The City shall act upon the accessory dwelling unit permit within 60 days of receiving the application, or as the deadline required by Government Code Section 65852.2, as the same may be amended from time to time. Notice of decision on the application shall be mailed to the applicant. The decision of the Community Development Director shall be final. (5)Where an accessory dwelling unit application for an ADU is submitted with an application for a Primary Dwelling that is subject to discretionary review under Title 9 of the Seal Beach Municipal Code, the accessory dwelling unit application shall be processed in accordance with this section, separately without discretionary review or a public hearing, following action on the portion of the project subject to discretionary review. E. Standards for ADUs. Except those ADUs approved pursuant to subsection (C) of this section (Building Permit Approval Only (Tier 1)), ADUs shall comply with the following development standards(1)Location Restrictions: One ADU shall be allowed on a lot with a proposed or existing Primary Dwelling that is zoned to allow single family or multi-family residential use. (2)Development Standards(a)Size restrictions. (i)Attached ADU (Existing Primary Dwelling): ADU shall not exceed the lesser of: 1) fifty percent (50%) of the gross floor area for the Primary Dwelling or 2) 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if it contains more than one bedroom. Notwithstanding the above, an ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU.(ii)Attached ADU (New Primary Dwelling): ADU shall not exceed 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if more than one bedroom. Notwithstanding the above, an ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU. (iii)Detached ADU: ADU shall not exceed fifty percent (50%) of the gross floor area for the Primary Dwelling or 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,200 square feet in gross floor area if more than one bedroom, whichever is less. (iv) In no case shall the gross floor area of an ADU be less than that of an “efficiency unit” as defined in Health and Safety Code Section 17958.1. (a) Height restrictions. A Detached ADU shall not exceed 16 feet in height, and an Attached ADU shall not exceed the height of the Primary Dwelling. An ADU may be constructed above a detached garage subject to the height limits of the underlying zone, subject to recordation of a declaration of restrictions, in a form approved by the City Attorney, agreeing to maintain the existing garage as functionally available for parking. (b) Setbacks. No setback shall be required for an ADU that is within a legally Existing Structure or new ADU that is constructed in the same location and with the same dimensions as a legally Existing Structure. For all other ADUs, the required minimum setback from side and rear lot lines shall be four feet, except in districts which allow lesser side setbacks, in which case the lesser shall apply. An ADU shall comply with all required front yard setbacks otherwise required by the Seal Beach Municipal Code. (c)Lot coverage. An ADU shall conform to all lot coverage requirements applicable to the zoning district in which the property is located, except where the application of the lot coverage regulations would not permit construction of an 800-square-foot ADU that is 16 feet in height with at least four-foot side and rear yard setbacks, except in districts which allow lesser side setbacks, in which case the lesser shall apply. (d) Design. The ADU shall have the same design, architecture, colors and materials of the Primary Dwelling, and shall comply with any objective design standards adopted by the City that are applicable to the zoning district or Specific Plan area where the ADU is located. i.An ADU that is architecturally and aesthetically complimentary to the Primary Dwelling with regards to design, architecture, colors and materials may be considered subject to the City’s minor use permit process. (a) Exterior access. An ADU shall have a separate exterior access. (b)Fire sprinklers. ADUs are required to provide fire sprinklers if required for the Primary Dwelling. (c) Historic resources. An ADU that has the potential to adversely impact any historical resource listed on the California Register of Historic Resources, shall be designed and constructed in accordance with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings” found at 36 CFR 68.3, as the same may be amended from time to time. An ADU shall also comply with all local historic register requirements, as well as all objective local requirements, ordinances, or Specific Plans that pertain to historic resources. (1)Parking Requirements: (a)In addition to the off-street parking space(s) required for the Primary Dwelling, one off-street parking space shall be provided for each ADU, except when: (i)The ADU is located within one-half mile walking distance of Public Transit; or (ii)The ADU is located within an architecturally and historically significant historic district; or (iii) The ADU is an attached ADU proposed with a new single-family development, or a proposed conversion of an existing Primary Dwelling or accessory structure; or (iv)The ADU is located in an area where on-street parking permits are required but not offered to an ADU occupant; or (v)The ADU is located within one block of a city-approved and dedicated parking space for a car share vehicle.9a)When the ADU is created by converting or demolishing a garage, carport or covered parking structure, replacement of parking space(s) eliminated by the construction of the ADU shall not be required as long as the ADU remains in use as a legal ADU. (1)Other provisions (a)Recreational trailers are not permitted to be used as ADUs. This includes, but is not limited, to recreational vehicles and mobile/motor homes. (F)Standards for JADUs. In accordance with the standards set forth in Government Code Section 65852.22, JADUs shall comply with the following requirements, unless State law is amended to set forth different standards in which case State law standards will govern:(1)A JADU shall be a minimum of 220 square feet and a maximum of 500 square feet of gross floor area. The gross floor area of a shared sanitation facility (bathroom) shall not be included in the maximum gross floor area of a JADU.(2)A JADU must be contained entirely within the walls of the existing or proposed single-family dwelling.(3)A separate exterior entry from the main entrance to the single-family dwelling shall be provided to serve a JADU. (4)A JADU may include a separate sanitation facility (bathroom), or may share sanitation facilities (bathroom(s)) with the existing single-family dwelling. (5)A JADU shall include an efficiency kitchen which shall include all of the following: (a) A cooking facility with appliances. (b)A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.(1)No additional parking is required for a JADU.(G)Covenant required. Prior to the issuance of a Certificate of Occupancy for the ADU or JADU, the property owner shall record a declaration of restrictions, in a form approved by the City Attorney, placing the following restrictions on the property, the property owner, and all successors in interest: (1)The ADU or JADU shall not be sold, transferred, or assigned separately from the Primary Dwelling, but may be rented. (2)The ADU shall not be used for short-term rentals for less than 30 consecutive days.(3)If there is a JADU on the property, either the JADU or Primary Dwelling shall be occupied by the owner of record. H. Fees and utility connections. (1)ADUs and JADUs shall have adequate water and sewer services. These services may be provided from the water and sewer points of connection

for the Primary Dwelling and not be a separate set of services. For an ADU that is not a conversion of an existing space, a separate utility connection directly between the accessory dwelling unit and the utility may be required. Consistent with Government Code Section 65852.2(f), the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit. (2)The owner of an ADU or JADU shall be subject to the payment of all sewer, water and other applicable fees, including impact fees set forth in Government Code Section 66000 et seq., except as follows: (a) ADUs that are less than 750 square feet shall not be subject to impact fees.(b)ADUs that are 750 square feet or more shall be charged impact fees that are proportional in relation to the square footage of the Primary Dwelling unit.(1)The City shall not issue a building permit for an ADU or JADU until the applicant provides a will serve letter from the local water and sewer provider. Notwithstanding the foregoing, if a private sewage disposal system is being used, the applicant must provide documentation showing approval by the Building Official in lieu of the will serve letter by the local sewer provider. If a private well is being used, the applicant must provide documentation showing approval by the Building Official and Orange County Health Department in lieu of the will serve letter by the local water provider.I. Fire safety requirements. The construction of all new accessory dwelling units shall meet minimum standards for fire safety as defined in the Building Code of the City of Seal Beach and the Fire Code of the City of Seal Beach, as the same may be amended by the City from time to time. All applications for accessory dwelling units in areas designated as high or very high fire hazard zones shall be reviewed by the Building Official and Fire Marshal to ensure the standards for fire safety as defined in the Building Code of the City of Seal Beach and the Fire Code of the City of Seal Beach will be met. Fuel modification treatments (clearing requirements) will be greater for those properties in high and very high fire hazard severity zones, which may be characterized by steeper terrain, larger and denser fuels, fuels that are highly volatile, and subject to frequent fires. Clearing requirements shall meet the state’s General Guidelines for Creating Defensible Space.” Section 1.Table 11.2.05.015 of Section 11.2.05.015 (Development Standards for Residential Districts) of Chapter 11.2 (Residential Districts) of Title 11 of the Seal Beach Municipal Code is hereby amended by providing for the minimum floor area for accessory dwelling units consistent with state law as follows, with all other portions of Table 11.2.05.015 remaining the same:

Minimum Floor Area (sq. ft)							
Primary Dwelling Unit	1,200	1,200(E)	950	950	950	950	
Junior Accessory Dwelling Unit	220	220	220	220	220	220	
1- Bedroom Accessory Dwelling Unit	400	400	400	400	400	400	
2+ Bedroom Accessory Dwelling Unit	600	600	600	600	600	600	
Maximum Floor Area for Accessory Dwelling Units (sq. ft.)							
Junior Accessory Dwelling Unit	500	500	500	500	500	500	
Detached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	
Attached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	L-3

Section 2. Table 11.2.05.015 of Section 11.2.05.015 (Development Standards for Residential Districts) of Chapter 11.2 (Residential Districts) of Title 11 of the Seal Beach Municipal Code is hereby amended to delete Note L-1 (Accessory Dwelling Units are not allowed in the RHD-20 District located in Old Town or the Surfside Colony area of the RLD-9 zone due to fire, access, parking and traffic impacts, except that one accessory dwelling unit per lot may be constructed within the existing space of an existing single-family residence or existing accessory structure within a zone for single-family use if the accessory dwelling unit meets all the requirements set forth in subsection T of this section) as this note is contrary to State law. Notes L-2 to L-4 are renumbered to L-1 to L-3. A new Note L-4 is added as follows: An ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU. Section 3. Table 11.2.05.015.A.4 of Section 11.2.05.015 (Development Standards for Residential Districts) of Chapter 11.2 (Residential Districts) of Title 11 of the Seal Beach Municipal Code is hereby amended by providing for the minimum floor area for accessory dwelling units consistent with state law as follows:

SURFSIDE MINIMUM UNIT SIZES	
Unit Type	Minimum Unit Size (sq. ft.)
Primary dwelling unit	750
Efficiency Second Dwelling Unit	220
1-Bedroom Second Dwelling Unit	400
2 or more Bedroom Second Dwelling Unit	600

Section 1, Table 11.4.20.015.A.1 of Section 11.4.20.015 (Required Off-Street Parking Spaces) of Chapter 11.4.20 (Off-Street Parking and Loading) of Title 11 of the Seal Beach Municipal Code is hereby amended to read as follows:

REQUIRED PARKING		
Classification	Required Off-Street Parking Spaces	Additional Regulations
Residential Use Types		
Accessory Dwelling Units	See Section 11.4.05.115.E.3	See Section 11.4.05.115.E.3

Section 2. California Environmental Quality Act Exemption. The City Council determines that this ordinance is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because this zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Section 15282(h). To the extent that any provisions of this ordinance are not exempt pursuant to Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Section 3. Submittal of Ordinance. The Planning Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within 60 days after adoption of this Ordinance. Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional. Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law. Effective Date. This Ordinance shall take effect thirty (30) days after passage. INTRODUCED for first reading at a regular meeting held on July 26, 2021 and was passed, approved, and adopted by the City Council at a regular meeting held on the 9th day of August, 2021 by a 5-0 vote; and do hereby further certify that Ordinance 1690 has been published pursuant to the Seal Beach Charter and Resolution Number 2836.

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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

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same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your

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sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2021-10283. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement in-

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formation is to attend the scheduled sale.   NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps

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to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2021-10283 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,

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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. Dated: August 16, 2021
Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 179 Niblick Road, #330, CA 93446

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