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FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226641361
CALIFORNIA HOME FINANCING, Located at: 401 N. BROOKHURST STREET, SUITE 214, ANAHEIM, CA 92801-9280. County: Orange. This is a New Statement. Registrant(s): CALIFORNIA HOME INVESTMENTS INC., 401 N. BROOKHURST STREET, SUITE 214, ANAHEIM, CA 92801. Have you started doing business yet? YES, 10/20/1995. This business is conducted by: CORPORATION. Registrant /s/ DANIEL J. ZAPATA. 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 08/09/2022.
Seal Beach Sun 9/1,8,15,22/2022-122606

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000792
 TO ALL INTERESTED PERSONS: Petitioner: ROSA CUEVAS on behalf of ASIYAH TORRES CUEVAS, a minor filed a petition with this court for a decree changing names as follows: ASIYAH TORRES CUEVAS to ASIYAH LEAH CUEVAS. 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
 10/19/2022 at 8:30 a.m.
 Dept: L74 REMOTE
 Lamoreaux Justice Center
 341 The City Drive South
 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:
Seal Beach Sun 9/8,15,22,29/2022-122676

MAN CRUZ to ALEXANDER LARRY CRUZ. 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
 10/04/2022 at 8:30 a.m.
 Dept: 526
 275 Magnolia Ave
 Long Beach, CA 90802
 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 9/8,15,22,29/2022-122677

Order No: 05944778 TS No: V21-08028 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 12/09/2021. 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 Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 12/10/2021 as instrument number 2021000745160, in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 2/15/2022 as instrument number 2022000062293 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/21/1979 as instrument number 22329, WILL SELL on 10/12/2022, 01:30PM, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of

NOTICE OF HEARING
 10/19/2022 at 1:30 p.m.
 Dept: L74 REMOTE
 Lamoreaux Justice Center
 341 The City Drive South
 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:
Seal Beach Sun 9/8,15,22,29/2022-122736

said property is (are): Nathaniel M.S. Ferguson And Joanna O.J. Ferguson, husband and wife as joint tenants. The property address and other

common designation, if any, of the real property is purported to be: 12200 Montecito Rd Unit K203, Seal Beach, CA 90740, APN 936-592-37. The un-

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, October 3, 2022 at 7:00 p.m. in the City Council Chamber, 211 Eighth Street, Seal Beach, California, to consider the following item:

CONDITIONAL USE PERMIT 22-7. Request for a Conditional Use Permit to allow an interior remodel and addition to an existing single-story residence on a property that is nonconforming due to setbacks, parking and lot depth in the Residential High Density (RHD-20) zoning area; and,

VARIANCE 22-1. Request for Variance to allow a reduction of the rear and side yard setbacks on an abnormally sized lot at 441 Central Avenue in the RHD-20 (Residential High Density) zone. The applicant is requesting to construct an addition to an existing single-family residence on a 61.50 foot deep lot that is surrounded by parcels with a depth of 117.5 feet.

Environmental Review: This project is determined to be a Class 1 (Existing Facility) Categorical Exemption pursuant to Section 15301 (e) 2 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the permitting of an addition that is under 10,000 sq. ft. and all public services and facilities are available to allow maximum development and the area is not environmentally sensitive.

Property Owners: Steve and Tanya West
 Applicant: Steve Sennikoff
 Subject Location: 441 Central Avenue

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

Alexa Smittle
 Director of Community Development
 Planning Commission Secretary
 Submitted to the SUN Newspaper this 16th day of September 2022
Seal Beach Sun 9/22/2022-123098

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226643246
PATTY'S PLACE, 500 PACIFIC COAST HWY STE 104, SEAL BEACH, CA 90740. County: Orange. This is a Refile, previous No. 20216600610. Registrant(s): 500 PCH HOLDINGS, LLC, 500 PACIFIC COAST HWY STE 104, SEAL BEACH, CA 90740. Have you started doing business yet? YES, 02/04/2016. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ ALFRED N. QUIROZ, 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 9/01/2022.
Seal Beach Sun 9/8,15,22,29/2022-122756

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22LBCP00318
 TO ALL INTERESTED PERSONS: Petitioner: WILMER OSEMAN CRUZ; GISSELLE AGUAYO filed a petition with this court for a decree changing names as follows: WILMER OSE-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000649
 TO ALL INTERESTED PERSONS: Petitioner: JULIA SACKIS on behalf of DANIELA OLIVIA SACKIS, a minor filed a petition with this court for a de-

ORDER TO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, October 3, 2022 at 7:00 p.m. in the City Council Chamber, 211 Eighth Street, Seal Beach, California, to consider the following item:

CONDITIONAL USE PERMIT 22-6. Request for a Conditional Use Permit to allow the expansion of the drive-through from one to two lanes at an existing fast food restaurant located at 12101 Seal Beach Boulevard in the General Commercial (GC) zoning area.

Environmental Review: This project is determined to be a Class 1 (Existing Facility) Categorical Exemption pursuant to Section 15301 (e) 2 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for expansion of the drive-through from one to two lanes and the construction of a drive-through canopy structure at an existing fast-food restaurant where only minor modifications are required for the renovation.

This project is determined to be a Class 1 (Existing Facility) Categorical Exemption pursuant to Section 15301 (e) 2 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the construction of a drive-up canopy structure where all public services are available and is not in an environmentally sensitive area.

Property Owner: Vestar Properties, Inc.
 Applicant: Terry Womack c/o Chick-Fil-A, Inc.
 Subject Location: 12101 Seal Beach Boulevard.

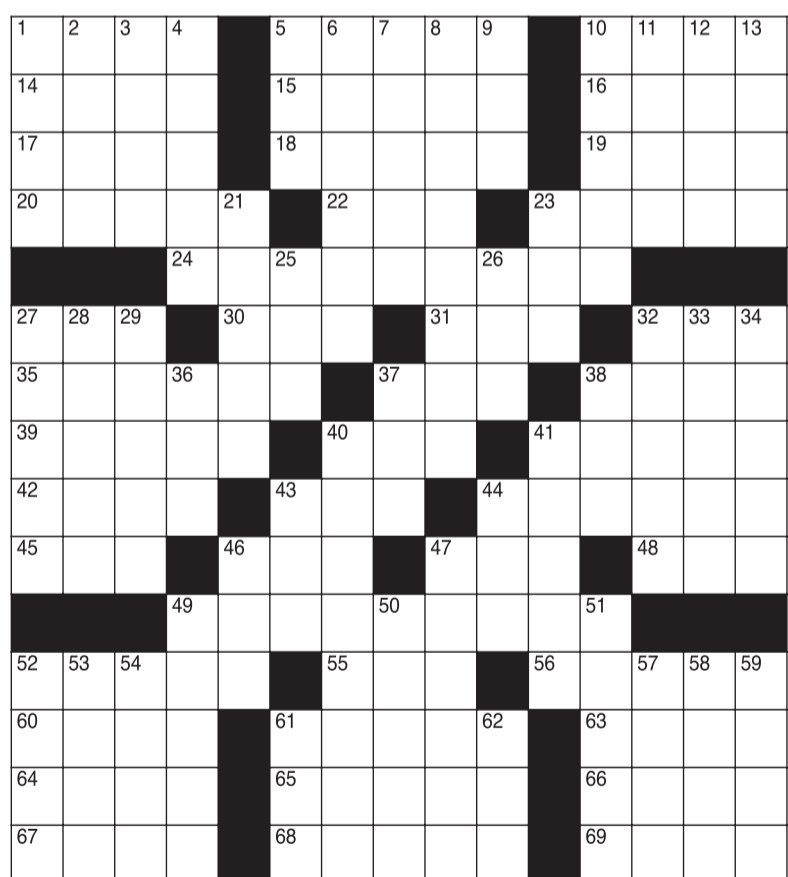
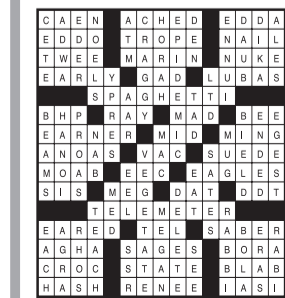
PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered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

Alexa Smittle
 Director of Community Development
 Planning Commission Secretary
 Submitted to the SUN Newspaper this 16th day of September 2022
Seal Beach Sun 9/22/2022-123097

- CLUES ACROSS**
- Bay Area humorist
 - Hurt
 - Icelandic poems
 - A taro corm
 - Metaphorical use of a word
 - It fears the hammer
 - Excessively quaint (British)
 - Laid-back California county
 - Cook in a microwave oven
 - Not late
 - Go from one place to another
 - Peoples living in the Congo
 - Popular pasta
 - Available engine power (abbr.)
 - Popular musician Charles
 - Angry
 - Spelling is one type
 - One who makes a living
 - Indicates location
 - Imperial Chinese dynasty
 - Small water buffaloes
 - Hungarian city
 - Fabric

- Ancient kingdom near Dead Sea
- Precursor to the EU
- Philly footballers
- Female sibling
- "When Harry Met Sally" actress
- Magnetic tape of high quality
- Insecticide
- Apparatus to record and transmit
- Some is considered "dog"
- Israeli city ___ Aviv
- Fencing sword
- Ottoman military title
- Wise people
- Cold wind
- Popular type of shoe
- Administrative district
- A way to reveal
- Cooked meat cut into small pieces
- Actress Zellweger
- Romanian city

- CLUES DOWN**
- Small town in Portugal
 - Site of famed Ethiopian battle
 - German river
 - Christmas carols
 - Cash machine
 - Rough and uneven
 - Rumanian round dance
 - Widespread occurrence of disease
 - A place to relax
 - Feeling of listlessness
 - Coat or smear a substance
 - Wild mango
 - Brews
 - Belgian city
 - Confined condition (abbr.)
 - Swiss river
 - Small amount
 - Part of buildings
 - Vietnamese capital
 - Sailboats
 - Shelter
 - Terminated
 - Discharge
 - Snag
 - Partner to cheese
 - A container for coffee
 - Spend time dully
 - Satisfies
 - Snakelike fish
 - Consume
 - Type of student
 - Erase
 - Instruct
 - Girl's given name
 - Jewish spiritual leader
 - "To ___ his own"
 - North-central Indian city
 - Greek alphabet characters
 - Weapon
 - Amounts of time
 - American Nobel physicist vital to MRIs
 - Soviet Socialist Republic
 - Witness



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dersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$50,265.32. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. **THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION.** If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES:** 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

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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 this 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: V21-08028. 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 V21-08028 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. **IMPORTANT NOTICE:** Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 08/30/2022 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411- Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** NPP0415555 To: SEAL BEACH SUN 09/08/2022, 09/15/2022, 09/22/2022

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Seal Beach Sun 9/8,15,22/2022-122740

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01274756

TO ALL INTERESTED PERSONS: Petitioner: ARIANA NAOMI LOUDERMILK filed a petition with this court for a decree changing names as follows: ARIANA NAOMI LOUDERMILK TO ARIANNA NAOMI LOUDERMILK. 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 10/20/2022 at 8:30 a.m.
Dept: D-100 REMOTE Central Justice Center 700 Civic Central 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: 08/12/2022
Judge Layne H. Melzer
Judge of the Superior Court
Huntington Harbour Sun Journal 9/8,15,22,29/22-122747

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **October 3, 2022**; 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**
Kim Dunn
Boxes, Furniture, Appliances
7392 Garden Grove Blvd, Westminster CA 92683, 714-657-6595 2:00PM
Bryon Bettis
Household goods, some furniture
Christina Salazar
boxes of personal items
DARRELL WARREN
household goods
Andrew Smith
Clothes mostly
Amanda Moore
apartment items, TV, baby items, clothing
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 until the winning bidder takes possession of the personal property.
9/15, 9/22/22
CNS-3623085#
HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/15,22/22-122815

Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000815

TO ALL INTERESTED PERSONS: Petitioner: MI HAE KANG DONOHUE filed a petition with this court for a decree changing names as follows: MI HAE KANG DONOHUE TO LISA MI HAE KANG. 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 10/26/2022 at 8:30 a.m.
Dept: L74 REMOTE Lamoreaux Justice Center 341 The City Drive South 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: 9/02/2022
Judge Julie A. Palafox
Judge of the Superior Court
Huntington Harbour Sun Journal 9/8,15,22,29/2022-122807

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01280311

TO ALL INTERESTED PERSONS: Petitioner: MAZIAR ALIRASHTI/MAZIAR ALI filed a petition with this court for a decree changing names as follows: MAZIAR ALIRASHTI/ MAZIAR ALI TO MAZIAR AALI. 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 11/29/2022 at 8:30 a.m.
Dept: D-100 REMOTE Central Justice Center 700 Civic Central 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: 09/14/2022
Judge Layne H. Melzer
Judge of the Superior Court
Seal Beach Sun 9/22,29,10/6,13/22-123118

NOTICE OF PETITION TO ADMINISTER ESTATE OF LILA LEE AN-

Legals-SB

DERSEN Case No. 30-2022-01277078-PR-OP-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LILA LEE ANDERSEN

A PETITION FOR PROBATE has been filed by Noel Marie Spina in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Noel Marie Spina be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on October 20, 2022 at 1:30 PM in Dept. No. C08 located at

ORDINANCE 1698 AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE TO ALLOW PROJECTIONS INTO SIDE YARD SETBACKS IN THE RESIDENTIAL LOW DENSITY (RLD-9) ZONE DISTRICT ALONG THE "GOLD COAST" AREA OF OCEAN AVENUE 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. Seal Beach Municipal Code Section 11.2.05.015.1.1 (Projections Into Yards – Architectural Features) sets forth standards for projection of architectural features into setbacks on residential properties and limits the length they can project/encroach into side setbacks. Based on community concerns, staff has identified the need to amend Seal Beach Municipal Code Section 11.2.05.015.1.1 as it pertains to the Gold Coast area along Ocean Avenue in the City of Seal Beach.

Section 2. Procedural Findings. The City Council of the City of Seal Beach does hereby find, determine, and declare that: A. On July 18, 2022, 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. B. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 22-11, recommending approval of the Ordinance by the City Council. C. The City Council, at a regular meeting, considered the Ordinance on August 8, 2022, 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. D. 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. 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 the amendment clarifies and eliminates inconsistencies with respect to existing development standards for the projection of certain architectural features on certain residentially-zoned properties and consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto for the new construction of small accessory structures. The amendment, therefore, is exempt from the requirements of CEQA under Guidelines Section 15061(b)(3) and Section 15301, 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 4. 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 Goal and Policy: 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. B. 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 5. Subsection D (Minimum Front and Interior Side Yards) of Section 11.2.05.015 (Development Standards) of Chapter 11.2.05 (Residential Districts) of Title 11 of the Seal Beach Municipal Code is hereby amended to read as follows: "D. **Minimum Front and Interior Side Yards.** 1. RLD-9 District—Front Yard. In the RLD-9 District the minimum front yard is 18 feet for a front entry garage and 10 feet for a side entry garage except for the RLD-9 District area along Ocean Avenue between First Street and Eighth Street, which is not allowed side entry garages. 2. RLD-9 District—Interior Side Yard. In the RLD-9 District the minimum interior side yard is 5 feet except for the RLD-9 District area along Ocean Avenue between First Street and Eighth Street (Gold Coast), which requires a minimum interior side yard of either 10% of lot width or 3 feet, whichever is greater. The RLD-9 District area in Surfside Colony is regulated by Table 11.2.05.015.A.1. 3. RHD-20 District—Properties Abutting Seal Way. In the RHD-20 District the minimum front yard for properties abutting Seal Way is 0 (zero) feet."

Section 6. Subparagraph 1 (Projections Into Yards – Architectural Features) of Subsection I (Projections) of Section 11.2.05.015 (Development Standards) of Chapter 11.2.05 (Residential Districts) of Title 11 of the Seal Beach Municipal Code is hereby amended to read as follows:

"I. **Projections.** Projections are permitted subject to the following standards: 1. Projections Into Yards—Architectural Features. Architectural features, such as cornices, eaves, canopies, chimneys, and bay windows not exceeding 8 feet in length may not be located within 3 feet from the side lot line, nor more than 2 feet into any required front or rear setback. On corner lots, street side, such architectural features may not be located closer than 5 feet to the side lot line. On lots in the RLD-9 District area along Ocean Avenue, between First Street and Eighth Street (Gold Coast), architectural features may project not more than two feet into the required side yards; provided the side yards shall not be reduced to less than two feet in width beginning above the first story and in no case less than 8 feet above grade. 2. Projections Into Yards—Stairs, Decks and Balconies. Open, uncovered stair landings, decks and balconies 12 feet or less in length and less than 6 feet above grade may not be located within 3 feet from the side lot line, nor project more than 3 feet into the minimum front setback, or 6 feet into the rear setback in any residential area. On corner lots, street side, and beside public paths, such structures may not be located closer than 5 feet to the side lot line. a. Low-level wooden decks. Low-level wooden decks, not in excess of 1 foot above natural grade, may project into a required yard to the property line. b. RLD-9 District—Old Town. Decks and balconies may extend or project a maximum of 10 feet into or over the rear yard in the area below or at the second-floor level (from street). Above the second-floor level, eaves may project a maximum of 5 feet over the rear yard. 3. Projections—RLD-15 District. Refer to Section 11.2.05.010.E: RLD-15 District Development Standards, Table 11.2.05.015.E.1 through Table 11.2.05.015.E.3, for allowable projections in the RLD-15 District. 4. Projections—RHD-20 District. For lots less than 50 feet in width in the RHD-20 District the projections allowed in subsections 1 through 2, above, may project not more than 2 feet into the required side yard, provided that the required interior side yard shall not be reduced to less than 2 feet in width."

Section 7. 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.

Section 8. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

Section 9. Publication. The City Clerk shall certify to the adoption of this Ordinance and shall post or publish this Ordinance or a summary as required by law. INTRODUCED at a regular meeting of the City Council of the City of Seal Beach held on the 8th day of August, 2022. PASSED, APPROVED and ADOPTED by the Seal Beach City Council 5-0 at a regular meeting held on the 12th day of September, 2022.

Seal Beach Sun 9/22/2022-123053

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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 im-

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portant actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Oct. 20, 2022 at 1:30 PM in Dept. No. C08 located at

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700 CIVIC CENTER DRIVE W, SANTA ANA CA 92701.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of California - County of Orange (occourt.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: DANIEL J WILSON ESQ SBN 106487 WILSON & WILSON 8141 E 2ND STREET STE 501 DOWNEY CA 90241 CN990263 ANDERSEN Sep 15,22,29, 2022 Seal Beach Sun 9/15,22,29/2022-122917

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226642739 TLW MEDIA, 19744 BEACH BLVD, 299, HUNTINGTON BEACH, CA 92648-9264. County: Orange. This is a New Statement. Registrant(s): FINNAN FINANCIAL, INC., 19744 BEACH BLVD, 299, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? YES, 07/20/2006. This business is conducted by: CORPORATION. Registrant /s/ MATTHEW MARSH, 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 8/25/2022. Seal Beach Sun 9/15,22,29,10/6/2022-122968

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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 Thursday September 29th 2022 at 3:00pm. 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

Gregory M Hurst
Michael P Daly
Clay W Arkless
David W Ripley
Aaron P Collins
Bryan Luu
Jared P Mitchell
Travis S Schuster
Jeffrey Childs
Reggie D Thomas
Jaycob G Summers
Hendren
Christopher J Corn
Robert D Ridgway II
Jerry M Stiller
Marina R Seaton
Edward K Hayes Jr.
Jeffrey S Hedges
Jeffrey S Hedges
Michael Charles S Stevens
Alanna G Mears
Christofer Lopez
Kevin G Kingsland
James C Elliott
Juan Carlos Morales Benitez
James C Elliott
Daniel J Rumph
James Alex Sorensen
Justin Michael Winn
Shannon Marie Winn
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com Dated this 15th September 2022 by Seacliff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA 92648, (714) 375-1700. 9/15, 9/22/22

CNS-3624602# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/15,22/22-122972

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226643780

ACCESS BHC, LICENSED CLINICAL SOCIAL WORKER, PC, 1717 CALIFORNIA STREET UNIT 1, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): ACCESS BHCC, LICENSED CLINICAL SOCIAL WORKER, PC, 1717 CALIFORNIA STREET UNIT 1, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? YES, 08/26/2022. This business is conducted by: CORPORATION. Registrant /s/ ELIZABETH VALENZUELA, 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 9/08/2022. Seal Beach Sun 9/15,22,29,10/6/2022-123006

TS No: CA07000666-22-1 APN: 155-262-14 TO No: 220326553-CA-VOI NOTICE OF TRUSTEE'S SALE OF TRUST DATED October 30, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A

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LAWYER. On November 9, 2022 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 13, 2019 as Instrument No. 2019000450885, of official records in the Office of the Recorder of Orange County, California, executed by MARIA E. DIAZ, TRUSTEE OF THE MARIA E. DIAZ REVOCABLE TRUST DATED APRIL 16, 2010, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN ADVISORS GROUP as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 19451 MAUNA LN, HUNTINGTON BEACH, CA 92646 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$99,489.98 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of

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monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07000666-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000666-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a

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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: September 9, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA07000666-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0415884 To: HUNTINGTON HARBOUR SUN JOURNAL 09/15/2022, 09/22/2022, 09/29/2022 Huntington Harbour Sun Journal 9/15,22,29/2022-122989

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000788

TO ALL INTERESTED PERSONS: Petitioner: HUIJU NIU and FENG DENG on behalf of AMY DENG, a minor filed a petition with this court for a decree changing names as follows: AMY DENG to AMY XINYI NIU. 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 10/19/2022 at 8:30 a.m. Dept: L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South 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: Seal Beach Sun DATE: 8/24/2022 Judge Judge of the Superior Court Seal Beach Sun 9/15,22,29,10/6/2022-122991

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644006 SPACIAL EXPRESIONS, 16651 SIMS LANE #A, HUNTINGTON BEACH, CA 92649. County: Orange. This is a New Statement. Registrant(s): LAURA PALACIOS, 16651 SIMS LANE #A, HUNTINGTON BEACH, CA 92649. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ LAURA PALACIOS. I declare that all information in this statement is true and

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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 9/12/2022. Seal Beach Sun 9/15,22,29,10/6/2022-122992

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226643432

CURATEDU COLLEGE CONSULTING, 3162 DRUID LN, LOS ALAMITOS, CA 90720-9072. County: Orange. This is a New Statement. Registrant(s): JANNA KIM, 3162 DRUID LN, LOS ALAMITOS, CA 90720. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ JANNA KIM. 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 9/06/2022. Seal Beach Sun 9/15,22,29,10/6/2022-123007

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644029

ARCURI & ASSOCIATES, 19744 BEACH BLVD, SUITE 458, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): ARCURI ENTERPRISES, INC., 19744 BEACH BLVD, SUITE 458, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? YES, 09/07/2022. This business is conducted by: CORPORATION. Registrant /s/ JEFF ARCURI, 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 9/12/2022. Seal Beach Sun 9/15,22,29,10/6/2022-123021

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226643437

DOMENICO'S ON THE LAKE, 27782 VISTA DEL LAGO C26, MISSION VIEJO, CA 92692. County: Orange. This is a New Statement. Registrant(s): DOMENICO'S MISSION VIEJO, INC, 27782 VISTA DEL LAGO, MISSION VIEJO, CA 92692. Have you started doing business yet? YES, 09/07/2021. This business is conducted by: CORPORATION. Registrant /s/ MIKE RHODES, 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 9/06/2022. Seal Beach Sun 9/22,29,10/6,13/2022-123121

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DORIS L. FOSTER CASE NO. 30-2022-01274781-PR-PL-CJC

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may otherwise be interested in the will or estate, or both, of DORIS L. FOSTER.

A Petition for PROBATE has been filed by: MARLENE WOZNIAK in the Superior Court of California, County of ORANGE. The Petition for Probate requests that MARLENE WOZNIAK 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: 10/13/2022 at 1:30 PM in Dept. C8, 700 Civic Center Drive West

Santa Ana, CA 92701. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: SHAWN M. OLSON, ESQ. 7372 PRINCE DRIVE, SUITE 104, HUNTINGTON BEACH, CA 92648. Phone: 714.530.7622. Fax: 714.530.7623. Email: shawn@shawnmols.com

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TON BEACH, CA 92647. (714) 847-2500.
Huntington Harbour Sun Journal
9/22,29,10/6/22-122145

NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104, 6105 U.C.C.) Escrow No. 12699-JP Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The names and business addresses of the seller are:

The Flame Broiler/Kat & Ell Corp/Anh The Vu, 7251 Warner Ave Suite G, Huntington Beach, CA 92647

The location in California of the chief executive office of the seller is: Same as above

As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: None

The names and business addresses of the buyer are:

Flame Broiler Franchise Restaurant/ S&P General Partners, 7251 Warner Ave Suite G, Huntington Beach, CA 92647

The assets to be sold are described in general as: A Business Including Furniture, Fixture, Equipment and Goodwill and are located at: 7251 Warner Ave Suite G, Huntington Beach, CA 92647

The business name used by the seller at that location is: The Flame Broiler. The anticipated date of the bulk sale is 10/12/22 at the office of JD Escrow, Inc., 16509 Brokhhurst St Fountain Valley, CA 92708.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

If so subject, the name and address of the person with whom claims may be filed is JD Escrow, Inc., 16509 Brokhhurst St Fountain Valley, CA 92708, and the last date for filing claims shall be 10/11/22, which is the business day before the sale date specified above.

Dated: 04/20/2022
S/ Somroj Chaiyakham and Tien Hsiang Steve, Buyer
9/22/22

CNS-3626663# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/22/22-123129

APN: 156-142-47 TS No.: 22-02654CA TSG Order No.: DEF-490053 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT

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UNDER A DEED OF TRUST DATED JUNE 14, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded June 23, 2005 as Document No.: 2005000486212 of Official Records in the office of the Recorder of Orange County, California, executed by: DANIEL H HITTENDORF AND KAYLEEN R HITTENDORF, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: October 18, 2022 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No: 22-02654CA; 9948-2143 The street address and other common designation, if any, of the real property described above is purported to be: 10438 SIOUX RIVER CIRCLE, FOUNTAIN VALLEY, CA 92708. 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 in an "AS IS" condition, 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by

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said Deed of Trust, to-wit: \$688,687.07 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-02654CA. 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

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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 22-02654CA 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. File No: 22-02654CA; 9948-2143 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. For Trustee Sale Information Log On To: www.xome.com or Call: (800) 758-8052. Dated: September 12, 2022 By: Kellee Vollendorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0415741 To: HUNTINGTON HARBOUR SUN JOURNAL 09/22/2022, 09/29/2022, 10/06/2022
Huntington Harbour Sun Journal 9/22,29,10/6/2022-123077

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO: 2022-6644123

LIVING IN GROUP, located at 140 S FLOWER ST #200, ORANGE, CA 92868. The Fictitious Business name referred to above was filed in Orange County on: 02/28/2022

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and assigned File No. 20226628626 is (are) abandoned by the following registrants: MATTHEW PICH-MAXON, 344 MONTCLAIR DR, BIG BEAR CITY, CA 92314. This business is conducted by: INDIVIDUAL. Signature: MATTHEW PICH-MAXON. Statement filed with the Recorder/County Clerk of Orange County on 09/13/2022.
Seal Beach Sun 9/22,29,10/6,13/22-123119

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644125

LIVING IN REALTY GROUP, 24800 CHRISTIANA DR, STE 140, MISSION VIEJO, CA 92691. County: Orange. This is a New Statement. Registrant(s): MATTHEW L. PICH-MAXON, 344 MONTCLAIR DR, BIG BEAR CITY, CA 92314. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ MATTHEW PICH-MAXON. 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 9/13/2022.

Seal Beach Sun 9/22,29,10/6,13/2022-123120

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644284

T. MICHAEL STUART REAL ESTATE, 17011 BEACH BLVD., SUITE 900, HUNTINGTON BEACH, CA 92647. County: Orange. This is a New Statement. Registrant(s): TIMOTHY STUART, 17011 BEACH BLVD., SUITE 900, HUNTINGTON BEACH, CA 92647. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ TIMOTHY STUART. 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 9/14/2022.

Seal Beach Sun 9/22,29,10/6,13/2022-123163

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES D. PORTER CASE NO. 30-2022-

Legals-SB

01279798-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 JAMES D. PORTER. A PETITION FOR PROBATE has been filed by HERBERT P. PORTER in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that HERBERT P. PORTER 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 11/03/22 at 1:30PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. 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 THOMAS L. MCKENZIE - SBN 169103, LAW OFFICES OF THOMAS MCKENZIE 2631 COPA DE ORO DRIVE LOS ALAMITOS CA 90720
9/22, 9/29, 10/6/22
CNS-3625482#
SEAL BEACH SUN
Seal Beach Sun 9/22,29,10/6/22-123152

Legals-SB

NOTICE OF LIEN SALE AT PUBLIC AUCTION
Notice is hereby given that personal property in the following units will be sold at public auction on October 11, 2022 AFTER 09:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at San Juan Capistrano U-Haul Center, 33033 Camino Capistrano, San Juan Capistrano, CA 92675
The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:
UNIT# NAME
1314 Lisa Duamarell
1316 Lisa Duamarell
1279 Lisa Duamarell
1264 Eric May
9/22, 9/29/22
CNS-3627177# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/22,29/22-123178

TRASHING ONE EGG WASTES 55 GALLONS OF WATER

COOK IT, STORE IT, SHARE IT. JUST DON'T WASTE IT.

SAVETHEFOOD.COM

Ad Council NRDC