

Legals-SB

ORDER TO 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
DATE: 8/30/2022
Judge Julie A. Palafox
Judge of the
Superior Court

Seal Beach Sun
9/8,15,22,29/2022-122676

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22LBOP00318

TO ALL INTERESTED PERSONS: Petitioner: WILMER OSEMAN CRUZ; GISELLE AGUAYO filed a petition with this court for a decree changing names as follows: WILMER OSEMAN 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
DATE: 8/26/2022
Michael P. Vicencia
Judge of the
Superior Court

Seal Beach Sun
9/8,15,22,29/2022-122677

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000649

TO ALL INTERESTED

Legals-SB

PERSONS: Petitioner: JULIA SACKIS on behalf of DANIELA OLIVIA SACKIS, a minor filed a petition with this court for a decree changing names as follows: DANIELA OLIVIA SACKIS to DANIELA OLIVIA SACKIS-BREAUX. 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 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
DATE: 8/31/2022
Judge Julie A. Palafox
Judge of the
Superior Court

Seal Beach Sun
9/8,15,22,29/2022-122736

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 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: 08/12/2022
Judge Layne H. Melzer
Judge of the
Superior Court

Huntington Harbour Sun
Journal
9/8,15,22,29/22-122747

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226643246

PATTY'S PLACE, 500 PACIFIC COAST HWY STE 104, SEAL BEACH, CA 90740. County: Or-

Legals-SB

ange. 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

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

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DORIS L. FOSTER
CASE NO. 30-2022-01274781-PR-PL-CJC
To all heirs, beneficiaries, creditors, contingent cred-

Legals-SB

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

A Petition for PROBATE has been filed by: MARLENE WOZNAK in the Superior Court of California, County of ORANGE. The Petition for Probate requests that MARLENE WOZNAK 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 ap-

Legals-SB

pear 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 92647. (714) 847-2500.

Huntington Harbour Sun
Journal
9/22,29,10/6/22-122145

NOTICE OF PETITION TO ADMINISTER ESTATE OF LILA LEE ANDERSEN

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.

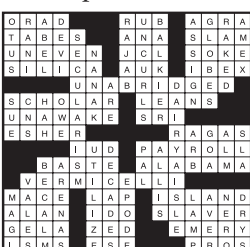
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative 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 Oct. 20, 2022 at 1:30 PM in Dept. No. C08 located at 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 Califor-

CLUES ACROSS

1. Towards the mouth or oral region
5. A way to season
8. North-central Indian city
12. Emaciation
14. Actress de Armas
15. A way to score in basketball
16. Odd
18. Scripting languages on IBM machines
19. A right of local jurisdiction
20. Hard, colorless compound
21. Diving seabird
22. Wild goat of the mountains
23. Not shortened
26. Someone who learns from a teacher
30. Is inclined
31. Still asleep
32. Antidepressants (abbr.)
33. Town in Surrey, England
34. Indian music patterns
39. Birth control means
42. People tend to be

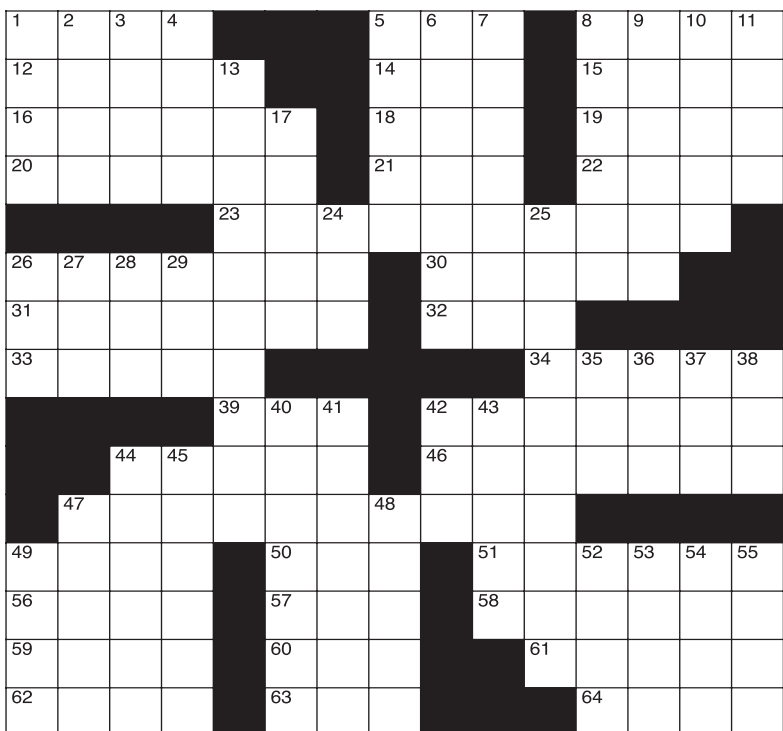


on one

44. A way to keep meat moist
46. Home of the Crimson Tide
47. Pasta type
49. Late 1990s rapper
50. One circuit of a track
51. Surrounded by water
56. Late "Growing Pains" actor Thicke
57. Married couples say it
58. Drool
59. Sicilian city
60. Airline worker perk (abbr.)
61. Grayish-black mixture
62. Systems, doctrines, theories
63. Midway between east and southeast
64. Athletes who get paid

CLUES DOWN

1. Genus of owls
2. Hindu queen
3. Cain and ___
4. Hindu female deity
5. Islamic calendar month
6. Changes posture
7. More stubborn
8. Give work to
9. Round maps of the Earth
10. Gathered fallen leaves
11. Popular credit



card

13. Separation of church and state
17. Founder of Sikhism
24. They ___
25. Where you find the milk
26. Institute legal proceedings against
27. The neural structure consisting of the brain and spinal cord
28. Expresses surprise

29. Have a debt to
35. Businessman
36. State on India's western coast
37. Practice of managing financial risks (abbr.)
38. Patty Hearst's captors
40. Put into service
41. 10-year periods
42. Crony
43. Surgical clamp
44. Leave unable to

- move due to lack of wind
45. Where rockers work
47. Valleys
48. Ancient lyric poem
49. Wise men
52. It lights a room
53. Assert
54. Fifth Roman Emperor
55. Ancient Greek city in Thrace

Legals-SB

nia - 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

NOTICE OF WAREHOUSE LIEN & PUBLIC SALE

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
CRAIG ATHEY 80 HUNTINGTON ST SPACE 265 HUNTINGTON BEACH, CA 92648
THE ESTATE OF MARK

Legals-SB

BEWLEY 80 HUNTINGTON ST SPACE 265 HUNTINGTON BEACH, CA 92648
NOTICE IS HEREBY GIVEN THAT CRAIG ATHEY AND/OR THE ESTATE OF MARK BEWLEY are in default of payment of the charges and expenses described below for storage of the goods described below on the property of Surf City Beach Cottages, 80 Huntington Street, Space 265, Huntington Beach, CA 92648, from April 1, 2022 to April 30, 2022. This notice constitutes a demand for payment of all charges, expenses and costs listed below.

PAYMENT MUST BE MADE WITHIN TEN (10) DAYS FROM THE TIME YOU RECEIVE THIS NOTICE, AND UNLESS PAYMENT IS RECEIVED BY THE UNDERSIGNED, THE LISTED GOODS WILL BE ADVERTISED FOR SALE AND SOLD BY AUCTION, PURSUANT TO COMMERCIAL CODE SECTION 7210(b)(2) ON October 18, 2022, AT 9:30 AM AT:

Surf City Beach Cottages
80 Huntington Street
Space 265 Huntington Beach, CA 92648

The goods referred to herein are described as: Mobilehome: 1986 90002 SKYLINE HM INC Serial Number(s): 33710116W
Decal Number: LAH5567
The amounts due and payable for storage of the goods are as follows: Storage Charges for the period from April 1, 2022 to April 30, 2022: \$1,890.90. In addition to the Storage Charges set forth above, Surf City Beach Cottages claims the amount of Sixty-One Dollars and Ten Cents, (\$61.10) per day from May 1, 2022, to the date of the aforementioned sale of the goods, and for the reasonable expenses in the amount of \$850.00 for this proceeding to enforce the lien.
DATED: September 9, 2022
By: Robin McBride, Authorized Agent for Surf City Beach Cottages (714) 480-6828
9/29, 10/6/22
CNS-3624717#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun Journal 9/29,10/6/22-122971

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644006
SPACIAL EXPRESSIONS, 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 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.

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644004

NEWPORT FINANCIAL ASSOCIATES - ESCROW DIVISION "A NON-INDEPENDENT BROKER ESCROW", 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92650-9266. County: Orange. This is a New Statement. Registrant(s): DENA M. MEJIA & MICHAEL P. GUBBINS, 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92650. Have you started doing business yet? NO. This business is conducted by: GENERAL PARTNERSHIP. Registrant /s/ DENA M. MEJIA. 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 9/15/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123459

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 EXPRESSIONS, 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 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

Legals-SB

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

NOTICE TO CREDITORS OF BULK SALE

(U.C.C. §6104, 6105)
ESCROW #: 0126018658
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 address of the Seller(s) is/are: Pacific Oceanus Inc. 2138 E. Florence Ave., Huntington Beach, CA 92605

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 address of the Buyer(s) is/are: AMBIV Investments Inc. 2138 E. Florence Ave., Huntington Beach, CA 92605
The assets to be sold are described in general as All stock in trade, furniture, fixtures, equipment and other property
And are located at: 2138 E. Florence Ave., Huntington Beach, CA 92605
The business name used by the Seller(s) at those locations is: "Charley's Philly Steaks"
The anticipated date of the bulk sale is October 18, 2022

At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520.

The 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 as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520.

The last day for filing claims shall be October 17, 2022

which is the business day before the sale date specified herein.

Dated: 09/23/2022

AMBIV Investments Inc.
/S/ By: Sabin Thomas, CEO
9/29/22

CNS-3629253#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun Journal 9/29/22-123507

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 UNDER A DEED OF TRUST DATED JUNE 14,

Legals-SB

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 HITTESDORF AND KAYLEEN R HITTESDORF, 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 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 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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on October 10, 2022 at 7:00 p.m. in the City Council Chamber, 211 Eight Street, Seal Beach, California, to consider the following item:

ZONE TEXT AMENDMENT 22-2. An Ordinance to amend portions of Title 11 of the Seal Beach Municipal Code (Zoning) to modify and establish standards for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law. On September 19, 2022, the Planning Commission held a public hearing on the zone text amendment and recommended the City Council approve the amendment. The proposed revisions can be found on the City's website at: <https://www.sealbeachca.gov/Departments/Community-Development>.

Applicant: City of Seal Beach
Subject Location: Residential and Mixed Use Zoning Districts

Environmental Review: Pursuant to the California Environmental Quality Act ("CEQA"), the Community Development Department has determined that the proposed amendments to Accessory Dwelling Unit regulations are exempt from the requirements of CEQA and the City's CEQA Guidelines pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regarding second units.

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
Published in the SUN Newspaper on the 29th day of September 2022
Seal Beach Sun 9/29/2022-123285

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

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 ALIR-

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ASHTI/ 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

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 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 CHRISTA 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: 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

Legals-SB

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.
30-2022-01281292

TO ALL INTERESTED PERSONS: Petitioner: SKI JOAN filed a petition with this court for a decree changing names as follows: SKI JOAN to SKY TAKEMOTO. 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
12/01/2022 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: 09/20/2022
Judge Layne H. Melzer
Judge of the
Superior Court

Huntington Harbour Sun Journal
9/29,10/6,13,20/22-123305

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

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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

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

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644398

NEWLAND LANDSCAPE, INC., 26092 TALEGA AVENUE, LAGUNA HILLS, CA 92653. County: Orange. This is a New Statement. Registrant(s): NEWLAND LANDSCAPE, INC, 26092 TALEGA AVENUE, LAGUNA HILLS, CA 92653. Have you started doing business yet? YES, 09/05/2007. This business is conducted by: CORPORATION. Registrant /s/ ROLANDO RODRIGUEZ CAMARENA, 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 9/15/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123255

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226643384

PASWAH PSYCHOLOGY, 9114 ADAMS AVE #589, HUNTINGTON BEACH, CA 92646. County: Orange. This is a New Statement. Registrant(s): KATHERINE COURTNEY, 8161 CAPE HOPE CIR UNIT 202, HUNTINGTON BEACH, CA 92646. Have you started doing business yet? YES, 08/15/2022. This business is conducted by: INDIVIDUAL. Registrant /s/ KATHERINE COURTNEY. 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

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with the County Clerk of Orange County on 9/02/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123256

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644266

SEMAPHORE TAX STRATEGIES LLP, 16420 BAKE PKWY, IRVINE, CA 92618. County: Orange. This is a Refile, previous No. 20176490561. Registrant(s): M-SQUARED LLP, 16420 BAKE PKWY, IRVINE, CA 92618. Have you started doing business yet? YES, 08/01/2007. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ MICHAEL BIENSTOCK, 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 9/14/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123458

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644989

FAT BELLY BAKED GOODS, 122 13TH ST UNIT C, SEAL BEACH, CA 90740-9074. County: Orange. This is a Refile, previous No. 20226639900. Registrant(s): JULIE SPENCER, 122 13TH ST UNIT C, SEAL BEACH, CA 90740. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ JULIE SPENCER. 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 9/23/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123460

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226644605

SHARP REFLECTIONZ, 1421 N WANDA RD #180, VILLA PARK, CA 92867. County: Orange. This is a New Statement. Registrant(s): ABBEE M. COLLINS, 1923 N DIAMOND ST, ORANGE, CA 92867. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ ABBEE COLLINS. 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 9/19/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123461

APN: 108-064-47 TS No: CA07000879-21-1 TO NO: 210888993-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 23, 2015. UNLESS

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YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 31, 2022 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, 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 June 30, 2015 as Instrument No. 2015000342446, and that said Deed of Trust was modified by Modification Agreement and recorded April 9, 2019 as Instrument Number 2019000111796, of official records in the Office of the Recorder of Orange County, California, executed by CHRISTOPHER J. THOMAS, A SINGLE MAN AND MICHELLE K. NGUYEN, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LAND HOME FINANCIAL SERVICES, INC 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: 10757 COBALT COURT, 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 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 \$271,316.16 (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 accept-

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able 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 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 on 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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA07000879-21-1. 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 a "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auc-

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tion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA07000879-21-1 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 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 21, 2022 MTC Financial Inc. dba Trustee Corps T S No. CA07000879-21-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0416282 To: HUNTINGTON HARBOUR SUN JOURNAL 09/29/2022, 10/06/2022, 10/13/2022 **Huntington Harbour Sun Journal 9/29,10/6,13/2022-123445**

TS No: CA08000563-22-1 APN: 144-514-36 TO No: 220316167-CA-VOI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 12, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 7, 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 August 17, 2005 as Instrument No. 2005000643662, of official records in the Office of the Recorder of Orange County, California, executed by VICTOR K. VERBRUGGHEN AND SUSAN VERBRUGGHEN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION 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: 11897 GALENA AVE, FOUNTAIN VAL-

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LEY, 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 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 \$53,032.68 (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

NOTICE OF SPECIAL MEETING AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Environmental Quality Control Board (EQCB) of the City of Seal Beach will hold a special meeting in the City Council Chamber at 211 Eighth Street, Seal Beach on Tuesday, October 11, 2022, at 6:00 p.m., or as soon thereafter as the matter may be considered. The EQCB will consider a draft Negative Declaration prepared for the following project:

Project Description and Location (G&M Oil): An application for Conditional Use Permit (CUP 19-07) and Variance (VAR 22-01), involving the demolition of an existing fueling station at 1300 Pacific Coast Highway, Seal Beach (APN 043-133-20) and the removal of a surface parking lot at 328 13th Street, Seal Beach (APN 043-133-18) and the reconstruction of a new service station, including a new canopy along with a new 1,200 square foot mini market. The new development will be located at 1300 Pacific Coast Highway and 328 13th Street. The Variance involves a request for waiver of various development standards. The project also includes a change of zone for property at 328 13th Street from Residential High Density -20 to General Commercial and an amendment to the General Plan Land Use Designation from Residential High Density to Commercial General.

NOTICE IS HEREBY GIVEN THAT the City of Seal Beach proposes to adopt a Negative Declaration for the above-cited Project. The Negative Declaration is based on the finding that the project will not have a significant effect on the environment. Copies of the Negative Declaration (ND) and supporting materials are available for review at the following locations during the Public Review Period (September 15, 2022 through October 17, 2022):

1. City of Seal Beach Community Development Dept., 211 Eighth Street, Seal Beach, California 90740.
2. City of Seal Beach website: <http://www.sealbeachca.gov> (Departments/Community Development/Planning & Development/Environmental Documents Under Review)

Written comments on the Negative Declaration must be submitted by 5:00 p.m. Monday, October 17, 2022 to: Art Bashmakian, AICP, Interim Senior Planner 211 Eighth Street Community Development Department Seal Beach, CA 90740 Splanner@sealbeachca.gov (562) 431-2527 extension 1316

A separate notice will be mailed and published announcing the public hearing date - when the Planning Commission meets to consider the Negative Declaration and the Project. **Seal Beach Sun 9/29/2022-123532**

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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 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

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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, CA08000563-22-1. Information about postponements that are very short in duration or

T.S. No.: 2022-00879-CA

A.P.N.:165-152-20
Property Address: 17621 SAN ROQUE LANE, HUNTINGTON BEACH, CA 92647

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 10/09/2006. 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.

Trustor: RUTH CELIA LANGE, A WIDOW
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 10/17/2006 as Instrument No. 2006000699104 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 11/02/2022 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: \$ 881,497.39

NOTICE OF TRUSTEE'S

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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

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 CREDIT UNION, OR 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: 17621 SAN ROQUE LANE, HUNTINGTON BEACH, CA 92647
A.P.N.: 165-152-20

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: \$ 881,497.39.

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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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 CA08000563-22-1 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 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 profes-

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 <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2022-00879-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.

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sional immediately for advice regarding this potential right to purchase. Date: September 23, 2022 MTC Financial Inc. dba Trustee Corps T S No. CA08000563-22-1 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 NPP0416381 To: HUNTINGTON HARBOUR SUN JOURNAL 09/29/2022, 10/06/2022, 10/13/2022 **Huntington Harbour Sun Journal 9/29,10/6,13/2022-123514**

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 (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2022-00879-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: September 20, 2022
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.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 9/29,10/6,13/2022-123441