

Legals-SB

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO: 20226645563**  
**UPPER EDGE CONSULTING FIRM**, 1310 E CHAPMAN AVE, FULLERTON, CA 92837. County: Orange. This is a New Statement. Registrant(s): DARNELL LEONARDO, 1310 E CHAPMAN AVE, FULLERTON, CA 92837. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ DARNELL LEONARDO. 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 09/30/2022.  
**Seal Beach Sun 10/13,20,27,11/1/2022-123765**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO: 20226645528**  
**CROWN GOLD EXCHANGE**, 14032 BEACH BLVD, WESTMINSTER, CA 92683. County: Orange. This is a New Statement. Registrant(s): D&D GOLD EXCHANGE LLC, 13722 MONROE ST, WESTMINSTER, CA 92683. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ DANIEL RAMIREZ, 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 09/30/2022.  
**Seal Beach Sun 10/13,20,27,11/1/2022-123789**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO: 20226645787**  
**BOLSA VERDE ESTATES MHP**, 9350 BOLSA AVE, WESTMINSTER, CA 92683. County: Orange. This is a New Statement. Registrant(s): BOLSA VERDE ESTATES LLC, 430 S SAN DIMAS AVE, SAN DIMAS, CA 91773. Have you started doing business yet? YES, 03/01/2001. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ HISAKO NERIO IMAMURA, GENERAL PARTNER. 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 10/05/2022.  
**Seal Beach Sun 10/20,27,11/3,10/2022-124014**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 22LBCP00353**  
TO ALL INTERESTED PERSONS: Petitioner: LA'NESA JAMEIKA KING filed a petition with this court for a decree changing names as follows: LA'NESA JAMEIKA KING to ANNALISA TAIHIRAH KING. 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

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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**  
11/04/2022 at 8:30 a.m.  
Dept: 27  
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 Newspapers  
DATE: 9/22/2022  
Judge Mark C Kim  
Judge of the Superior Court

**Seal Beach Sun 10/13,20,27,11/3/2022-123835**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 30-2022-01284670**  
TO ALL INTERESTED PERSONS: Petitioner: ANDREA MARIEN DOMINGUEZ filed a petition with this court for a decree changing names as follows: ANDREA MARIEN DOMINGUEZ to ANDREA MARIEN LYONELL DOMINGUEZ. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
12/15/2022 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: 10/10/2022  
Judge Layne H. Melzer  
Judge of the Superior Court

**Seal Beach Sun 10/20,27,11/3,10/22-124078**

**SUMMONS (CITACION JUDICIAL)**  
**CASE NUMBER (Número del Caso): 21STLC07284**  
**NOTICE TO DEFENDANT (AVISO AL DEMANDADO):** FABIO LUIZ LIPSKI, an individual; ROLANDO CONTRERAS, an individual; and Does 1 through 10  
**YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE):** AMICA MUTUAL INSURANCE COMPANY, a corporation.  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30

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days. Read the information below.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro.

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Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, 111 North Hill Street, Los Angeles, California 90012  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Todd F. Haines, Esq., Law Offices of Todd F. Haines, 30495 Canwood Street, #100, Agoura Hills, CA 91301 #236-2035 (818) 597-2240  
DATE (Fecha): 10/06/2021  
Sherri R. Carter Executive Officer/Clerk of Court (Secretario), by G. Villarreal, Deputy (Adjunto) (SEAL)  
10/13, 10/20, 10/27, 11/3/22  
**CNS-3632750# HUNTINGTON HARBOUR SUN-JOURNAL**  
**Huntington Harbour Sun 10/13,20,27,11/3/22-123876**

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
**NO: 2022-6644149**  
**THE HILLS OF BROWN-ING**, located at 1921 S UNION ST #5028, ANAHEIM, CA 92805. The Fictitious Business name referred to above was filed in Orange County on: 04/27/2022 and assigned File No. 20226633287 Is (are) abandoned by the following registrants: CERAME&DIZON LLC, 1921 S UNION ST #5028, ANAHEIM, CA 92805. This business is conducted by: LIMITED LIABILITY CO. Signature: JAN DIZON, CHIEF EXECUTIVE OFFICER. Statement filed with the Recorder/County Clerk of Orange County on 09/13/2022.

**Seal Beach Sun 10/13,20,27,11/3/22-123952**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 30-2022-01281075**  
TO ALL INTERESTED PERSONS: Petitioner: JALAL SAYED SARAJ filed a petition with this court for a decree changing names as follows: JALAL SAYED SARAJ to JAY BERLIN. 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 objec-

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tion that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
11/30/2022 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: 09/19/2022  
Judge Layne H. Melzer  
Judge of the Superior Court

**Seal Beach Sun 10/20,27,11/3,10/22-123954**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on November 23, 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**  
Juan Jimenez  
Refrigerator,boxes of household items and couch  
Patricia Harris  
65 in small vanity few boxes  
Maria Reyes  
Couch recliner, TV stand, dining table, misc personal items  
Quynh Tien Nguyen  
bins, tables, sleeping bags  
**7392 Garden Grove Blvd Westminster CA 92683 714-657-6595 2:00PM**  
Michael Kovach  
Household items  
DOUGLAS ISERI  
household goods  
Thai Hoang  
clothes  
JONATHAN ESTHER  
OAKLEY  
Household items  
Donald Napravnik  
Boxes  
The auction will be listed and advertised on [www.storage-treasures.com](http://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.  
11/3, 11/10/22  
**CNS-3639613# HUNTINGTON HARBOUR SUN-JOURNAL**  
**Huntington Harbour Sun 11/3,10,17/22-124527**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: RICHARD MAJER**  
**CASE NO. 30-2022-01284411-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 RICHARD MAJER.  
A Petition for PROBATE has been filed by: JULIE CWYNAR in the Superior Court of California, County of ORANGE.  
The Petition for Probate requests that JULIE

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CWYNAR 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 in this court as follows: DEC 07, 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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or

by your attorney.  
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any 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: GENENE N. DUNN, ESQ. HUNSBERGER DUNN LLP  
14751 PLAZA DR., STE G, TUSTIN, CA 92780 (714) 663-8000  
**Seal Beach Sun 10/20,10/27,11/3/2022-123960**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO: 20226646394**  
**KEYYAHNUH ART**, 214 ROCHESTER AVE APT 1, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): KIANNA NICOLE KRAUSS, 214 ROCHESTER AVE APT 1, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ KIANNA KRAUSS. I declare that all information in this statement is true and correct. (A registrant who declares as true information

**NOTICE OF PUBLIC HEARING**  
**NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on November 14 at 7:00 p.m. in the City Council Chamber, 211 Eighth Street, Seal Beach, California, to consider the following item:**

**MUNICIPAL CODE AMENDMENT.** An Ordinance to amend portions of Title 9 of the Seal Beach Municipal Code, specifically Chapter 9.60 Building Code thereof and adopting by reference the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Fire Code with certain amendments, additions and deletions thereto, pursuant to local amendment findings.  
Applicant: City of Seal Beach  
Subject Location: Citywide

**Environmental Review:** Pursuant to the State of California Public Resources Code and State Guidelines for the California Environmental Quality Act (CEQA), the Community Development Department has determined that the proposed project is categorically exempt from environmental review pursuant to Section 15060(c)(2) of the State CEQA Guidelines because the proposed ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; and pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the State CEQA Guidelines.

**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.

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Alexa Smittle  
Director of Community Development  
Published in the SUN Newspaper on the 3rd day of November 2022  
**Seal Beach Sun 11/3/2022-124735**



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tion which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 10/12/2022.

**Seal Beach Sun 10/20,27,11/3,10/2022-123983**

## NOTICE OF WAREHOUSE LIEN SALE

In accordance with the provisions of the California Commercial Code 7210, and California Civil Code 798.56(e) there being due and unpaid storage for which Del Prado Bolsa Mobilehome Park is entitled to a lien as Warehouseman on the mobilehome hereinafter described, and due notice having been given to all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired.

Notice is hereby given that the mobilehome hereinafter described will be sold to the highest bidder at 8200 Bolsa Avenue, Space No. 41, Midway City, County of Orange, California, 92655 on November 24, 2022, at 10:00 a.m..

The mobilehome to be sold is described as: 1971 SPA mobilehome, Decal No. LBM1724, Serial Nos. S0234XX/S0234XXU.

The parties believed to claim an interest in the above-referenced mobilehome are: DANIELLE R. PEREZ VALDEZ, SALOMON VALDEZ.

The amount of the warehouse lien as of October 13, 2022 is \$36,817.86, plus additional daily storage charges of \$76.55, actual utilities consumed, and other incidental processing, transportation, and lien costs incurred after October 13, 2022 until the date of sale, including without limitation, attorney's fees and costs of publication.

Said mobilehome will be sold "as is" and "where is", and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not limited to, the implied warranty of merchantability. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space, or to tenancy within the Park, except as specifically agreed upon in writing by the Park. Absent a written agreement with the Park to the contrary, the mobilehome must be removed from the space. The purchaser of the mobilehome may be responsible for unpaid taxes, fees, liens or other charges owned to the State of California and/or other governmental entities. Please note that the sale may be cancelled at any time, up to and including the time of the sale.

Dated this 24th day of October 2022 at Santa Ana, California by Diane M. Andrikos, Authorized Agent for Del Prado Bolsa Mobilehome Park.

S/ DIANE ANDRIKOS  
11/3, 11/10/22  
CNS-3638658#

**HUNTINGTON HARBOUR SUN-JOURNAL**  
Huntington Harbour Sun  
Journal 11/3,10/22-124427

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creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GWYNNE IRIS LANS.

A PETITION FOR PROBATE has been filed by KENNETH L. SCHWARTZ in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that KENNETH L. SCHWARTZ 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: 12/08/22 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

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available from the court clerk.  
Attorney for Petitioner  
RONALD BERMAN - SBN 079775,  
BERMAN & BERMAN, APLC  
16633 VENTURA BLVD., STE. 940  
ENCINO CA 91436  
10/20, 10/27, 11/3/22  
CNS-3634749#  
**HUNTINGTON HARBOUR SUN-JOURNAL**  
Huntington Harbour Sun  
Journal 10/20,27,11/3/22-123985

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01284225

TO ALL INTERESTED PERSONS: Petitioner: KATHRYN JENINE WICKLIFFE filed a petition with this court for a decree changing names as follows: KATHRYN JENINE WICKLIFFE to KATHRYN MINNAAR. 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**  
12/13/2022 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: 10/06/2022  
Judge Walter P. Schwarm  
Judge of the Superior Court

**Seal Beach Sun 10/20,27,11/3,10/22-124008**

## FICTITIOUS BUSINESS NAME STATEMENT NO: 20226646679

**LUXX BEAUTY CLINIC, LLC**, 9579 BOLSA AVE, GARDEN GROVE, CA 92840. County: Orange. This is a New Statement. Registrant(s): LUXX BEAUTY CLINIC, LLC, 9579 BOLSA AVE, GARDEN GROVE, CA 92840. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ CATHY LAM, M A N A G I N G 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 10/14/2022.

**Seal Beach Sun 10/20,27,11/3,10/2022-124071**

T.S. No.: 9462-5326 TSG  
Order No.: 220063356  
A.P.N.: 155-222-06  
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/24/2014. UNLESS YOU TAKE ACTION TO

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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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 06/06/2014 as Document No.: 2014000221130, of Official Records in the office of the Recorder of Orange County, California, executed by: VERONICA G DVORAK, TRUSTEE OF THE VERONICA G. DVORAK REVOCABLE TRUST, UTD 11/4/99, as Trustor, WILL SELL 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 & Time: 11/14/2022 at 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 The street address and other common designation, if any, of the real property described above is purported to be: 10102 THESEUS DR, 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 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: \$412,099.60 (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

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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 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-5326. 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 855-976-3916, or visit this internet website https://tracker.auction.com/sb1079/, using the file number assigned to this case T.S.# 9462-5326 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information

## Legals-SB

obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0417054 To: HUNTINGTON HARBOUR SUN JOURNAL 10/20/2022, 10/27/2022, 11/03/2022  
**Huntington Harbour Sun Journal 10/20,27,11/3/2022-124019**

## FICTITIOUS BUSINESS NAME STATEMENT NO: 20226646190

**POSEIDON YACHT SERVICE**, 2217 RALEIGH AVE, COSTA MESA, CA 92627. County: Orange. This is a Change, previous No 20186501733. Registrant(s): ANTHONY RAY MICKELSON, 2217 RALEIGH AVE, COSTA MESA, CA 92627. Have you started doing business yet? YES, 10/21/1977. This business is conducted by: INDIVIDUAL. Registrant /s/ ANTHONY MICKELSON. 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 10/11/2022.

**Seal Beach Sun 10/20,27,11/3,10/2022-124091**

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01274758-CU-PT-CJC

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 ARIANA 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**  
12/15/2022 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 11/3,10,17,24/22-124486**

## NOTICE OF PETITION TO ADMINISTER

**ESTATE OF: RICHARD MAJER CASE NO. 30-2022-01284411-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 RICHARD MAJER.

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

The Petition for Probate requests that JULIE CWYNAR 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 in this court as follows:**  
**DEC 07, 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

## NOTICE OF PETITION TO ADMINISTER ESTATE OF: GWYNNE IRIS LANS CASE NO. 30-2022-01285373-PR-LA-CJC

To all heirs, beneficiaries,



## Legals-SB

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: GENENE N. DUNN, ESQ HUNSBURGER DUNN LLP

14751 PLAZA DR., STE G, TUSTIN, CA 92780 (714) 663-8000  
**Seal Beach Sun 10/27,11/3,11/10/2022-124123**

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

**30-2022-01283466**

TO ALL INTERESTED PERSONS: Petitioner: KIARASH ASHAARY filed a petition with this court for a decree changing names as follows: KIARASH ASHAARY to AUSTIN KAI ASHER. 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**  
12/21/2022 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: 10/11/2022

Judge Layne H. Melzer  
Judge of the  
Superior Court  
**Huntington Harbour Sun Journal**  
**10/20,27,11/3,10/22-124149**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226646185**

**SUNSET 17, 3420 IRVINE AVE, NEWPORT BEACH, CA 92660-9266.** County: Orange. This is a New Statement. Registrant(s): GOLDEN COMMUNICATION, 3420 IRVINE AVE, NEWPORT BEACH, CA 92660. Have you started doing business yet? YES, 07/01/2022. This business is conducted by: CORPORATION. Registrant /s/ JASON LAVIN, 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 10/11/2022.

**Seal Beach Sun 10/20,27,11/3,10/2022-124150**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226645759**

**VBOOST, 120 TUSTIN AVENUE, C1117, NEWPORT BEACH, CA 92663-9266.** County: Orange. This is a New Statement. Registrant(s): JC RACER, 340 E 20TH STREET B3,

## Legals-SB

COSTA MESA, CA 92627. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant /s/ JAMES WARREN, 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 10/04/2022.

**Seal Beach Sun 10/20,27,11/3,10/2022-124151**

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

**22FL000920**

TO ALL INTERESTED PERSONS: Petitioner: CATHERINE ALVARO on behalf of AUBRIANNA AZUL ALVARO, a minor filed a petition with this court for a decree changing names as follows: AUBRIANNA AZUL ALVARO to AUBRIANNA AZUL BARAJAS. 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**  
11/30/2022 at 1:30 p.m.  
Dept: L74  
Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92688

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: 10/10/2022  
Judge Julie A Palafox  
Judge of the  
Superior Court  
**Seal Beach Sun**  
**11/3,10,17,24/2022-124604**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226646223**

**CALIFORNIA HOME SALES, 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, 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 10/11/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124205**

**NOTICE OF PETITION  
TO ADMINISTER ES-**

**TATE OF:  
ROBERT K. WHALEN  
CASE NO. 30-2022-**

## Legals-SB

**01284955-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 ROBERT K. WHALEN.

A PETITION FOR PROBATE has been filed by DAVID KIERAN WHALEN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that DAVID KIERAN WHALEN 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: 12/08/22 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

## Legals-SB

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 CHRISTINE ANNE CHUNG, ESQ. SBN 252605, LAW OFFICES OF CHRISTINE CHUNG

2522 CHAMBERS ROAD, SUITE 113  
TUSTIN CA 92780  
10/27, 11/3, 11/10/22  
**CNS-3636515#  
HUNTINGTON HARBOUR SUN-JOURNAL  
Huntington Harbour Sun Journal 10/27,11/3,10/22-124179**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226647017**

**NORA DRY CLEANING SERVICES, 12410 SEAL BEACH BLVD #B, SEAL BEACH, CA 90740.** County: Orange. This is a New Statement. Registrant(s): NORA DRY CLEANING SERVICES, 12410 SEAL BEACH BLVD #B, SEAL BEACH, CA 90740. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ VIKTORIYA PETROSYAN, 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 10/19/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124230**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226646247**

**AMAMI GARDENING SERVICE, 13552 PAYSEN DRIVE, WESTMINSTER, CA 92683.** County: Orange. This is a New Statement. Registrant(s): KAZUHIKO NISHIMOTO & MIYOKO NISHIMOTO, 13552 PAYSEN DRIVE, WESTMINSTER, CA 92683. Have you started doing business yet? YES, 09/30/2022. This business is conducted by: MARRIED COUPLE. Registrant /s/ KAZUHIKO NISHIMOTO. 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 10/12/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124259**

**NOTICE OF PETITION  
TO ADMINISTER  
ESTATE OF:  
BRIAN LEONARD  
HAIGHT**

**CASE NO. 30-2022-01286982-PR-LA-CJC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BRIAN LEONARD HAIGHT. A Petition for PROBATE has been filed by: TODD SPITZER, OC DISTRICT ATTORNEY/PUBLIC ADMINISTRATOR in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TODD

## Legals-SB

SPITZER, OC DISTRICT ATTORNEY/PUBLIC ADMINISTRATOR 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:**

**DEC 28, 2022 at 1:30 PM  
in Dept. C9,  
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: LEON J. PAGE, COUNTY COUNSEL AND ANGELICA C. DAFTARY, DEPUTY  
400 W. CIVIC CENTER DRIVE., P.O. BOX 118, SANTA ANA, CA 92701. (714) 834-4664

**Seal Beach Sun 10/27,11/3,11/10/2022-124305**

## Legals-SB

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226647280**

**GRAPHITE THEORY, 30122 NIGUEL ROAD #153, LAGUNA NIGUEL, CA 92677.** County: Orange. This is a New Statement. Registrant(s): RICARDO A GUERRERO, 30122 NIGUEL ROAD #153, LAGUNA NIGUEL, CA 92677. Have you started doing business yet? YES, 02/10/2004. This business is conducted by: INDIVIDUAL. Registrant /s/ RICARDO GUERRERO. 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 10/21/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124323**

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

**30-2022-01275425**

TO ALL INTERESTED PERSONS: Petitioner: GRADIMIR LUKIC filed a petition with this court for a decree changing names as follows: GRADIMIR LUKIC to LUKE SOLOMON ADKINS. 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**  
12/07/2022 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: 09/27/2022  
Judge Layne H Melzer  
Judge of the  
Superior Court

**Seal Beach Sun 10/27,11/3,10,17/22-124330**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226646783**

**DJAS15, 23 SILKBERRY, IRVINE, CA 92614.** County: Orange. This is a New Statement. Registrant(s): ELAINE BOGUSLAVSKY, 23 SILKBERRY, IRVINE, CA 92614. Have you started doing business yet? YES, 09/01/2022. This business is conducted by: INDIVIDUAL. Registrant /s/ ELAINE BOGUSLAVSKY. 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 10/17/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124332**

## Legals-SB

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226647170**

**BRAIN THERAPY TMS, 809 EMERALD BAY, LAGUNA BEACH, CA 92651.** County: Orange. This is a New Statement. Registrant(s): MIRAMAR HEALTH PHYSICIANS GROUP, INC., 809 EMERALD BAY, LAGUNA BEACH, CA 92651. Have you started doing business yet? YES, 05/13/2011. This business is conducted by: CORPORATION. Registrant /s/ DERIK A BRIAN, 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 10/20/2022.

**Seal Beach Sun 10/27,11/3,10,17/2022-124331**

**FICTITIOUS BUSINESS  
NAME STATEMENT  
NO: 20226647406**

**COOKIES WITH HEART, 2587 WILLO LN, COSTA MESA, CA 92627.** County: Orange. This is a New Statement. Registrant(s): KELLI HENRIE, 2587 WILLO LN, COSTA MESA, CA 92627. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ KELLI HENRIE. 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 10/24/2022.

**Seal Beach Sun 11/3,10,17,24/2022-124480**

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

**30-2022-01283331**

TO ALL INTERESTED PERSONS: Petitioner: SIMON NATHANIEL NAVARRO filed a petition with this court for a decree changing names as follows: SIMON NATHANIEL NAVARRO to LEVI NATHANIEL YEAGER. 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**  
12/13/2022 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: 09/29/2022  
Judge  
Judge of the  
Superior Court

**Seal Beach Sun 11/3,10,17,24/22-124540**



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sory dwelling units consistent with the requirements of this section are allowed by-right on a lot that is zoned to allow single family use or multifamily residential

found at 36 CFR 68.3, as the same may be amended from time to time. An ADJ shall also comply with all local historic register requirements, as well as

and vehicle parking allowed in the zoning district applicable to a parcel (see Table 11.2.05.015: Development Standards for Residential Districts). Accessory uses include any use that is customarily related to a residence, including



carports, garages, greenhouses, storage sheds, studios, above ground swimming pools/spas, and workshops; but excludes Accessory Dwelling Units and Junior Accessory Dwelling Units.

Section 12. Subdivision B (Other Parking Reductions) of Section 11.4.20.020 (Parking Reductions) of Chapter 11.4.20 (Off-Street Parking and Loading) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) is hereby amended to read as follows:

B. Other Parking Reductions. Required parking for any use except a single-unit dwelling, accessory dwelling unit, or two-unit dwelling may be reduced through approval of a conditional use permit pursuant to Chapter 11.5.20: Development Permits, Section 11.5.20.020: Required Findings.

Section 13. Subdivision H (Direction of Vehicle Ingress/Egress) of Section 11.4.20.025 (General Parking Design Standards) of Chapter 11.4.20 (Off-Street Parking and Loading) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) is hereby amended to read as follows:

H. Direction of Vehicle Ingress/Egress. Off-street parking areas shall allow vehicles to enter and exit from or onto a public street by a forward motion only. Off-street parking areas for single-unit dwellings, accessory dwelling units, and two-unit dwellings are exempted.

Section 14. Subparagraph (2) (Second Unit) of Subdivision (A) (Residential Housing Types) of Section 11.4.85.015 (Residential Use Classifications) of Chapter 11.4.85 (Use Classifications) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) is hereby amended to read as follows:

2. Accessory Dwelling Unit. An attached or detached accessory residential dwelling unit per state law that provides complete independent living facilities for one or more persons and is located on the same lot as a primary, single-family dwelling. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same lot as the primary dwelling. See Section 11.4.05.115: Residential Uses, Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Section 15. Subparagraph (1) of Subdivision (A) (Applicability) of Section 11.4.30.040 (Buffer Yards) of Chapter 11.4.30 (Landscaping and Buffer Yards) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) is hereby amended to read as follows, and all other provisions of Section 11.4.30.040 shall remain the same:

2. Redevelopment or expansion of existing development by 15% or more of existing floor area, except for new construction of single units, accessory dwelling units, or two-unit dwellings.

Section 16. Table 11.4.30.040.A (Required Buffer Yards) of Section 11.4.30.040.C (Required Buffer Yards -- Minimum Dimensions and Standards) of Chapter 11.4.30 (Landscaping and Buffer Yards) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) is hereby amended to read as follows:

REQUIRED BUFFER YARDS			
Proposed Land Use on Project Site	Existing Land Use on Adjacent Lot	Minimum Buffer Yard Width (ft.)	Required Screening Wall Height (ft.)
Commercial Use, Mixed-Use Use	Residential Use; Residential Care Facility; Park and Recreation Facility; Day Care Center	10	8
Light Manufacturing Use	Residential Use; Residential Care Facility; Park and Recreation Facility; Day Care Center	20	10
Public and Semi-Public Uses	Residential Use	5	6
Multiple-Unit Residential; Transitional Housing; Senior Housing with 3 or more units on a lot; Group Housing; Residential Care Facility; Large Family Day Care	Single-Unit Dwelling; Single-Unit Dwelling with Accessory Dwelling Unit; or Two-Unit Dwelling"	5	7

Section 17. Section 11.6.06.010 (Definitions of Specialized Terms and Phrases), of Chapter 11.6.05 (Terms and Definitions) of Part VI (Terms and Definitions) of Title 11 (Zoning) of the Seal Beach Municipal Code is hereby amended to repeal the definition of "second dwelling unit" and to amend the definitions of "accessory dwelling unit," "accessory residential structure," "accessory living units," "attached accessory dwelling unit," "accessory structure (or building)," "detached accessory dwelling unit," "residential accessory use or structure," as follows, with all other definitions remaining the same: Accessory Dwelling Unit or ADU: As defined in Section 11.4.05.115: Residential Uses—Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Accessory Residential Structure: a building or other structure on the same parcel as a single-family dwelling that does not alter the single-family residential character of the dwelling or the site. Allowable accessory residential structures include:

- Enclosures such as arbors and gazebos;
- Structures such as workshops, studios, home offices;
- Detached garages and other storage buildings; and
- Private residential recreational facilities such as swimming pools and sport courts.

For accessory dwelling units, see Section 11.4.05.115: Residential Uses, Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses. See also Section 11.4.05.100: Residential Accessory Uses, Structures, and Vehicle Parking in Chapter 11.4.05: Standards for Specific Uses.

Accessory Living Units: See Section 11.4.05.115: Residential Uses, Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Attached Accessory Dwelling Unit (or attached ADU): As defined in Section 11.4.05.115: Residential Uses—Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Accessory Structure (or Building): a building, part of a building, or structure that is detached from the principal structure or building on a site, and with a use that is incidental to the principal building. Examples include, but are not limited to, detached garages, detached decks, storage buildings, woodsheds, workshops and gazebos. Accessory Structure (or building) shall not include an accessory dwelling unit as defined in Section 11.4.05.115: Residential Uses—Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Detached Accessory Dwelling Unit (or detached ADU): As defined in Section 11.4.05.115: Residential Uses—Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.

Residential Accessory Use or Structure: any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. See Section 11.4.05.100: Residential Accessory Uses and Structures in Chapter 11.4.05: Standards for Specific Uses.

This definition includes the following detached accessory structures, and other similar structures normally associated with a residential use of property:

- Barbecue islands
- Detached fireplaces
- Garages
- Gazebos
- Greenhouses (non-commercial)
- Patio covers
- Spas, hot tubs, and saunas
- Storage sheds
- Studios
- Swimming pools
- Tennis and other on-site courts
- Workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use.

Does not include: accessory dwelling units, which are separately defined; (see Section 11.4.05.115: Residential Uses - Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Use); or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see Chapter 11.4.70: Wireless Telecommunications Facilities).

Section 18. California Environmental Quality Act Exemption. The City Council determines that this ordinance is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., ("CEQA") and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because this zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Section 15282(h). To the extent that any provisions of this ordinance are not exempt pursuant to Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 19. Submittal of Ordinance. The Community Development Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within 60 days after adoption of this Ordinance.

Section 20. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 21. 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 22. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

INTRODUCED at a regular meeting of the City Council of the City of Seal Beach held on the 10th day of October, 2022.

PASSED, APPROVED and ADOPTED by the Seal Beach City Council at a regular meeting held on the 24th day of October, 2022.

AYES: Council Members \_\_\_\_\_  
NOES: Council Members \_\_\_\_\_  
ABSENT: Council Members \_\_\_\_\_  
ABSTAIN: Council Members \_\_\_\_\_  
Joe Kalmick, Mayor  
ATTEST: Gloria D. Harper, City Clerk  
APPROVED AS TO FORM: Craig A. Steele, City Attorney  
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF SEAL BEACH )  
I, Gloria D. Harper, City Clerk of the City of Seal Beach, do hereby certify that the foregoing Ordinance was introduced for first reading at a regular meeting of the City Council of the City of Seal Beach held on the 10th day of October 2022, and was passed, approved, and adopted by the City Council at a regular meeting on the 24th day of October, 2022.

Gloria D. Harper, City Clerk

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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**  
01/04/2023 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: 10/28/2022  
Judge Layne H Melzer  
Judge of the Superior Court  
**Seal Beach Sun 11/3,10,17,24/22-124657**

FICTITIOUS BUSINESS NAME STATEMENT  
NO: 20226646919

**CHRISTIAN EDITORS ASSOCIATION**, 203 PANORAMA CT, BREA, CA 92821. County: Orange. This is a New Statement. Registrant(s): KATHY IDE, 203 PANORAMA CT, BREA, CA 92821. Have you started doing business yet? YES, 08/01/2022. This business is conducted by: INDIVIDUAL. Registrant /s/ KATHY IDE. 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 10/18/2022.  
**Seal Beach Sun 11/3,10,17,24/2022-124674**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
KARL ALEXANDER ROBINSON  
CASE NO. 30-2022-01270928-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KARL ALEXANDER ROBINSON, aka KARL ROBINSON. A Petition for PROBATE has been filed by: CELINE ROBINSON in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANNELISE CELINE ROBINSON 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: DEC 21, 2022 at 1:30 PM in Dept. C8, 700 Civic Central Drive West Santa Ana, CA 92701.** The court is providing the convenience to appear for hearing by video using the

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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: GUY KIRKPATRICK, 115 S CHAPARRAL CRT #150, ANAHEIM, CA 92808. 714-998-1717  
**Seal Beach Sun 11/3,10,17,24/2022-124738**

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(562)

430-7555

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FICTITIOUS BUSINESS NAME STATEMENT  
NO: 20226646962

**RENEWABLE GRID**, 474 OGLE ST, COSTA MESA, CA 92627. County: Orange. This is a New Statement. Registrant(s): ELECTRICAL UTILITY CORP, 474 OGLE ST, COSTA MESA, CA 92627. Have you started doing business yet? YES, 02/20/2019. This business is conducted by: CORPORATION. Registrant /s/ TIMOTHY HAGERTY, 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 10/18/2022.  
**Seal Beach Sun 11/3,10,17,24/2022-124629**

NOTICE OF PETITION TO ADMINISTER ESTATE OF  
JULIE YAMASHITA KATO  
CASE NO. 30-2022-01287033-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: Julie Yamashita Kato  
A PETITION FOR PROBATE has been filed by Dennis Franklin Ruther-

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ford in the Superior Court of California, County of Orange.  
THE PETITION FOR PROBATE requests that Dennis Franklin Rutherford 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 full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. **A HEARING** on the petition will be held on 12/15/2022 at 1:30pm in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST SANTA ANA CA 92701. **CENTRAL JUSTICE CENTER.**

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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

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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 (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: Stephanie Macuiba (SBN 297455) Law Office of Stephanie Macuiba 63 W. Jefferson St., Suite 201 Joliet, IL 60432, Telephone: (949) 697-5958 11/3, 11/10, 11/17/22  
**CNS-3639199# HUNTINGTON HARBOR SUN-JOURNAL Huntington Harbour Sun Journal 11/3,10,17/22-124506**

FICTITIOUS BUSINESS NAME STATEMENT  
NO: 20226647800

**FRESH RIDE SPA**, 7712 QUEBEC DRIVE, HUNTINGTON BEACH, CA 92648-9264. County: Orange. This is a New Statement. Registrant(s): NATHAN HALLORAN,

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7712 QUEBEC DRIVE, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ NATHAN HALLORAN. 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 10/28/2022.  
**Seal Beach Sun 11/3,10,17,24/2022-124654**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.  
30-2022-01288625

TO ALL INTERESTED PERSONS: Petitioner: YUN WEN SHER filed a petition with this court for a decree changing names as follows: YUN WEN SHER to CHRISTINE SHER. 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