**Legals-SB FICTITIOUS BUSINESS** NAME STATEMENT NO: 20226651939 SAMMEE'S SERVICES 1900 PACIFIC COAST HIGHWAY #12, HUNT-INGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): SAM-ANTHA SUZANNE 1900 PACIFIC THOMAS, COAST HIGHWAY #12 HUNTINGTON BEACH, CA 92648. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDU-AL. Registrant /s/ SAM-ANTHA THOMAS, I declare that all information in this statement is true and correct. (A registrant who 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 12/28/2022. Seal Beach Sun 1/5,1/12,1/19,1/26/23-126365 NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 234737-CS (1) Notice is hereby given creditors of the within named Seller(s) that a bulk sale is about to be made

on personal property hereinafter described. (2) The name and business addresses of the seller are: ALLRBIZ LLC, 350 MAIN STREET, SUITE C, SEAL BEACH, CA 90740 (3) The location in Califor-

nia of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: JOHN ROSA AND RACHEL KANE, 216 PRADO AVENUE SAN RAFAFI CA 94903 (5) The location and general description of the assets to be sold are: FUR-NITURE, FIXTURES AND EQUIPMENT of that cer-

SUITE C, SEAL BEACH, CA 90740 (6) The business name used by the seller(s) at said location is: POSH (7) The anticipated date of

tain business located at: 350 MAIN STREET,

the bulk sale is FEBRU-ARY 13, 2023, at the office of R ESCROW, 1205 CHAPMAN AVE. OR-ANGE, CA 92866 Escrow No. 234737-CS, Escrow Officer CANDICE SILVA (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: FEBRUARY 10,

2023 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial

(11) 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. DATED: JANUARY 23, TRANSFEREES: JOHN

ROSA AND RACHEL KANE ORD-1424950 SEAL

BEACH SUN 1/26/23 Seal Beach Sun 1/26/2023-127117

NOTICE OF PETITION TO ADMINISTER ES-TATE OF LOTTIE M. HINK, aka LOTTIE HINK

CASE NO. 30-2022-01297622-PR-PW-CJC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be intermay otherwise be interested in the will or estate, or both, of LOTTIE M. HINK, aka LOTTIE HINK A PETITION FOR PROBATE has been filed by MARLYS DAVIDSON & MARILYN BARNETT in the Superior Court of California, County of OR-

Legals-SB

ANGE PETITION FOR PROBATE requests that MARLYS DAVIDSON & MARILYN BARNETT be appointed as personal representatives 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 FEB-RUARY 9, 2023 at 1:30 P.M. in Dept.: "C08" loc-P.M. in Dept.: "C08" located at: 700 Civic Center Drive West, Santa Ana, CA 92701 Central Justice Center IF YOU OBJECT to the granting of the petition, you should appear at the

hearing and state your obections or file written obections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative ,as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate

OTHER CALIFORNIA statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the

file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice (form DE-154) of the filing of an inventory and ap praisal 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. DENAE L. OATEY, ESQ.

SB# 215276 Attorney for Petitioner MADDEN, JONES, COLE & JOHNSON 3010 Old Ranch Parkway, Seal Beach, CA 90740

PNSB# 107352 1/12, 1/19, 1/26/23 CNS-3657806# SEAL BEACH SUN Seal Beach Sun 1/12,19,26/23-126594

NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
KATHLEEN ANN SNEE
CASE NO. 30-202201299432-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 KATHLEEN ANN SNEE A Petition for PROBATE has been filed by: JOSEPH SNEE in the Superior Court of California, County of ORANGE The Petition for Probate

Legals-SB

requests that JOSEPH SNEE be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the

estate under the Inde-pendent 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

in Dept. C8, 700 Civic Center Drive West

FEB 16, 2023 at 1:30 PM

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

**CLUES ACROSS** 

5. Records electric

currents associated

11. Secret political

13. Type of gibbon

15. Famed American

17. Abba \_\_\_, Israeli

8. Trigonometric func-

1. Functions

tion (abbr.)

can rodent

playwright

politician

and sediment

21. Actor Idris

a rebellious way

movement

Baylor

25. A way to measure

31. Type of drug (abbr.)

32. Basketball great

33. Masses of salivary

20. A place to stay

dess

clique

CA 90815. (562) 431-1956 ance. If you prefer to appear in-person, you can appear in the department on the day/time set for

Legals-SB

657-622-8278 for assist-

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 vour 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 knowledge-able in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for CHRISTINA for petitioner:

E. GEN-WILLIAM-

TILINI, ESQ.

matter

strikes

much

49. Pistol

and calypso

56. Similar

Scottish game

toads

Republic

ity in the air

with contractions of the along the ground

14. Nocturnal S. Ameri- 50. Mixtures of soul

16. Mesopotamian god- 57. Roughly trimmed

18. Long ridge of gravel 60. Born of

22. One who behaves in east (abbr.)

30. Distinguish oneself cal, baseball player

SON & GENTILINI 1945 PALO VERDE AVE

STE 101, LONG BEACH,

38. Calls balls and

41. Plant that grows

45. Consumes too

47. Island nation

43. A recreational activ-

55. Ancient Greek City

tree trunk used in a

61. Frogs, toads, tree

63. Soviet Socialist

59. Semitic fertility god

62. School in the north-

PERSONAL PROPERTY Notice is hereby given that on **February 15th, 2023**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, pérsonal property described below belonging to those individuals listed below at the following locations: 3592 Cerritos Ave Los Alamitos, CA 90720 (562) 594-6662 1:00 PM Amber Stucky Household items Robert Adam Maes Household goods
The auction will be listed and advertised on

www.storagetreasures.co m. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. CNS-3661787# **HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun** 

> **ORDER TO** SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01299310

Journal 1/26,2/2/23-

126940

TO ALL INTERESTED PERSONS: Petitioner: VANIDA MOEUNG NGEAM filed a petition

Seal Beach Sun 1/12,1/19,1/26/2023persons interested in this 126617 matter shall appear before this court at the hearing in-NOTICE OF PUBLIC SALE OF

**Legals-SB** 

dicated below to show cause, if any, why the peti-tion for change of name should not be granted. Any person objecting to the name changes described above musť 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

Legals-SB

VANIDA NGEAM TRAN.

The Court orders that all

NOTICE OF HEARING 02/28/2023 at 8:30 a.m. Dept: D-100 REMOTE Central Justice Center 700 Civic Central Drive

West.
Santa Ana, CA 92701
Copy of this Order to lished 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: 12/30/2022 Judge Peter J. Wilson Judge of the Superior Court Seal Beach Sun 1/12,1/19,1/26,2/2/23-126661

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO **30-2022-01299321** TO ALL INTERESTED

PERSONS: Petitioner: STEVEN NGOC-SON NGUYEN filed a petition with this court for a de-NGUYEN

cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted If no written objection is timely filed, the court may grant the petition without a NOTICE OF HEARING 02/28/2023 at 8:30 a.m. Dept: D-100 REMOTE Central Justice Center 700 Civic Central Drive

**Legals-SB** 

The Court orders that all

persons interested in this

matter shall appear before

this court at the hearing in-

dicated below to show

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: 12/30/2022 Judge Peter J. Wilson Judge of the Superior Court Seal Beach Sun 1/12,1/19,1/26,2/2/23-

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01298931 TO ALL INTERESTED PERSONS: Petitioner KIMBERLY CLARK filed a petition with this court for a decree changing names

126663

**ORDER TO** 

## as follows: KIMBERLY CLARK to KIMBERLY cree changing names as follows: STEVEN NGOCwith this court for a de-CLARK-WILLIAMS. The cree changing names as follows: VANIDA follows: VANIDA MOEUNG NGEAM to Court orders that all per-STEVEN NGUYEN TRAN. sons interested in this mat-13 17 16 18 20 19 22

30 33 38 43 44 49

**CLUES DOWN** 

64. "\_\_ the Man" Musi-

1. Fiddler crabs 2. Discount

3. Partner to "flows"

4. Ethnic group of Laos 5. Beloved "Seinfeld" character

6 .Book of tickets 7. The last name of

"Hermione" 8. Type of TV package

9. Helps to heal a cut

10. Town in Galilee 12. Actor Horsley

59

62

14. "Hocus Pocus 2" actor Ed

19. Bird-loving group (abbr.)

23. They respond when someone is sick

24. Emerged

Afghanistan

25. Midway between south and southeast 26. Monetary unit of

56

60

63

28. Indicates near 29. Famed river

27. Unit of work or

34. For each

35. News organization 36. CNN's founder

37. They \_

39. Areas off to the side 40. Satisfies

41. A spare bed 42. Legendary singer

44. Frothy mass of bubbles 45. A kind of sorcery 46. River in South

61

Africa

47. Philippine Island 48. County in China

51. S. American plant 52. Beverage containers

53. Edge

54. Protein-rich liquids 58. Moved quickly on

ter 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

**Legals-SB** 

Dept: D-100 REMOTE Central Justice Center 700 Civic Central Drive West. Santa Ana, CA 92701 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

grant the petition without a

NOTICE OF HEARING

Superior Court Seal Beach Sun 1/12,1/19,1/26,2/2/23-126666 NOTICE OF PUBLIC

SALEGE

Judge LAYNE MELZER

DATE: 01/04/2023

Judge of the

PERSONAL PROPERTY Notice is hereby given that on **February 7, 2023**; Ex-

tra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property de-scribed below belonging to those individuals listed below at the following loca-6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221

Khusairi Bin Awang Ahmad house hold items John Walkowicz household items Jennifer Brown Couch, small bedroom furniture, recliner, household items

3:00 PM

David Stokley house hold items Jasmine Nowak table, cricket, xbox and household items Victor Gutierrez household items, golf clubs 7392 Garden Grove Blvd

Westminster CA 92683 714-657-6595 2:00PM Joseph Brian Rodriguez clothing, tables, shoes, suit cases Porfirio Rangel

company equipment Evelvn Órozco Couch boxes The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

. 1/19 1/26/23 **HUNTINGTON HAR-**BOUR SUN-JOURNAL Huntington Harbour Sun 126719

**FICTITIOUS BUSINESS** NAME STATEMENT NO: 20236652479 ACCEPTANCE FINAN-CIAL, 9 EXECUTIVE CIRCLE, STE. 215., IRVINE, CA 92614. County: Orange. This is a New Statement. Regis-trant(s): EDGE CAPITAL SYSTEMS LLC., 9 EXEC-UTIVE CIRCLE, STE. 215., IRVINE, CA 92614. Have you started doing business yet? YES 10/08/2020. This business

/s/ MANSUR KAŠHTO, 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 01/05/2023 Seal Beach Sun 1/12,1/19,1/26,2/2/23-126730

**Legals-SB** 

is conducted by: LIMITED

**FICTITIOUS BUSINESS** NAME STATEMENT NO: 20236652656 TOUCH OF LIFE MAS SAGE, 1742 E. MEATS AVE., ORANGE, CA 92865-4008. County: Orange. This is a New Statement. Registrant(s): JING LENG, 4287 E. JACINTO WAY, LONG BEACH, CA 90815. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ JING LENG, 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 01/09/2023 Seal Beach Sun 1/12,1/19,1/26,2/2/23-126731

**FICTITIOUS BUSINESS** NAME STATEMENT NO: 20226651539 JSO, 3070 WEST LIN-COLN AVE., SUITE M., ANAHEIM, CA 92801. County: Orange. This is a New Statement. Registrant(s): JORGE HUM-BERTO ORELLANA, 3070 WEST LINCOLN AVE. SUITE M., ANAHEIM, CA 92801. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ JORGE HUMBERTO ORELLANA, 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 12/21/2022. Seal Beach Sun 1/12,1/19,1/26,2/2/23-

126732 **FICTITIOUS BUSINESS** NAME STATEMENT NO: 20236652711 O C EV SOLUTIONS 2166 W. BROADWAY #138., ANAHEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): PETER BRIESTENSKY, 1407 S. GILBERT ST. #25., FULLERTON CA 92833 Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ PETER BRIESTENSKY, 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 crime.) This statement was filed with the County Clerk of Orange County on 01/09/2023. Seal Beach Sun 1/12,1/19,1/26,2/2/23-

126744 **FICTITIOUS BUSINESS** NAME STATEMENT NO: 20236652606 MESINA EVENTS, 471 FAIR DR., APT. 101, COSTA MESA, CA 92626-9262. County: Orange. This is a New Statement.

Registrant(s): FERNANDO MESINA, 471 FAIR DR.,

APT. 101. COSTA MESA. CA 92626. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDU-FERNANDO MESINA, 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 01/06/2023. Seal Beach Sun 1/12,1/19,1/26,2/2/23-126766 **FICTITIOUS BUSINESS** 

**Legals-SB** 

NO: 20236652490 LIONS LABORATORY 14340 BOLSA CHICA , WESTMINSTER, CA 92683. County: Orange. This is a New Statement. Registrant(s): PRI-ORITY SCIENCE LABS, , WESTMINSTER, CA 92683. Have you started doing business yet? NO. This business is conducted by: A CORPORA-TION. Registrant /s/ DANIELA ARETZ, CHIEF FINANCIAL OFFICER, I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/05/2023 Seal Beach Sun 1/12,1/19,1/26,2/2/23-126767

**FICTITIOUS BUSINESS** NO: 20236652701 AURORA SIVAN, 196 TERRAPIN, IRVINE, CA 92618. County: Orange. This is a New Statement. Registrant(s): TARA KIRCHER, 196 TER-RAPIN, IRVINE, CA 92618. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ TARA KIRCHER, 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 01/09/2023. Seal Beach Sun 1/12,1/19,1/26,2/2/23-

**FICTITIOUS BUSINESS** NAME STATEMENT

NASHVILLE ON THE COAST, 322 MAIN STREET, 3, SEAL BEACH, CA 90740-9074. County: Orange. This is a New Statement. Registrant(s): DAREN DELEON, 3091 QUAIK RUN. ROSSyou started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ DAREN DELEON, I declare that all information in this statement is true and correct. (A registrant who declares as true informaknows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/10/2023. Seal Beach Sun 1/12,1/19,1/26,2/2/23-126769

**FICTITIOUS BUSINESS** NAME STATEMENT NO: 20226651859 ASH FURNITURE, 7035 SANTA IRENE CIR., BUENA PARK, CA 90620. County: Orange. This is a New Statement. Regis-trant(s): ASHRAF W. IRENE CIR. APT. 15, BUENA PARK, CA 90620. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ ASHRAF ALQUDAH, 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 Co 12/27/2022 County on Seal Beach Sun 1/12,1/19,1/26,2/2/23-126770 **FICTITIOUS BUSINESS** NAME STATEMENT

**Legals-SB** 

ALQUDAH, 7035 SANTA

NO: 20236652725 MARELYES, 5101 STARTFORD CIR., LA CA 90623 PALMA, County: Orange. This is a New Statement. Registrant(s): ALI RACHID AL QUSI, 5101 STRATFORD LA PALMA, CA 90623. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL Registrant /s/ ALI AL QUSI, I declare that all information in this statement is true and correct. (A registrant who declares as true information which false is quilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/09/2023. Seal Beach Sun 1/12,1/19,1/26,2/2/23-126772

NOTICE OF LIEN SALE AT PUBLIC AUCTION personal property in the following units will be sold at public auction on February 7, 2023 AFTER 9:30 AMPursuant 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# 02/09/23 1362 Michael Feitz 1336-38 Christina Dawn 1326 John Webber

1323 Jennifer Farley 1179 Roberta Villanueva 2175 Freddie Yslas CNS-3661899# **HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun** Journal 1/26,2/2/23-TS No: CA08000053-22-2S APN: 143-132-38 TO No: 220053326-CA-VOI

NOTICE OF TRUSTEE'S SALE (The above state-

ment is made pursuant to

CA Civil Code Section 2923.3(d)(1). The Sum-

mary 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 October 6, 2006. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT

MAY BE SOLD AT A PUB-

**Legals-SB** 

1337 Jamie Kutzmarski

1098 Ellena Jauregi

1112 Lynda Yocum

1403 Cameo Byrd

LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. On February 27, 2023 at 01:30 PM at the North front entrance to 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, power of sale contained in that certain Deed of Trust 2006 as Instrument No. 2006000694967, of official records in the Office of the Recorder of Orange County, California, executed by HOANG MINH NGUYEN, AN UNMAR-RIED MAN, as Trustor(s), in favor of JPMORGAN CHASE BANK, N.A. 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 DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is be-

ing sold "as is". The street

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, February 6, 2023 at 7:00 p.m. in the City Council Chamber, 211 Eighth Street, Seal Beach, California, to consider the following items: VARIANCE 22-2. Reguest for Variance (22-2) to allow

an encroachment into the required rear and side yard setbacks enabling the placement of three previously constructed accessory structures/patio covers and a carport on a conforming property in the Residential Low Density (RLD-9) zoning area; and/or in the alternative REASONABLE ACCOMMODATION 22-1. Request for a Reasonable Accommodation (22-1) to allow for three previously constructed accessory structures/patio

covers and a carport into the required rear and side yard

setbacks on a single-family residential property in the

Environmental Review: This project is determined to be a Class 1 (Existing Facilities) Categorical Exemption pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the permitting of covered patio areas to an existing single-family residence that is less than 50% of the existing square foot-

Applicant: Scott Levitt Subject Location: 1733 Catalina Avenue PUBLIC COMMENT: At the above time and place all in-

Property Owner: Donald Miller

Residential Low Density (RLD-9) Zone.

terested persons may be heard if so desired. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Seal Beach at, or prior to, the public hearing.

Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 20th day of Janu-Séal Beach Sun 1/26/2023-127029

the real property described above is purported to be: 9615 MOSS GLEN AVE, FOUNTAIN vances will increase this figure prior to sale. Benefi-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 \$614,972.02

**Legals-SB** 

address and other com-

mon designation, if any, of

ciary'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, sav-ings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the pavee 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 NOTICE OF AVAILABILITY OF AN INITIAL STUDY/NOTICE OF PREPARATION OF A DRAFT **ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE** 

**Legals-SB** 

(Estimated). However, pre-

payment premiums, ac-

OLD RANCH COUNTRY CLUB SPECIFIC PLAN PROJECT AND NOTICE OF A PUBLIC SCOPING MEETING

Notice is hereby given by the Community Development

Department of the City of Seal Beach that a Notice of Preparation of a Draft Environmental Impact Report (EIR) has been prepared for the Old Ranch Country Club (ORCC) Specific Plan Project. The Initial Study/Notice of Preparation (IS/NOP) will be available for public review and comment for 30 days commencing Monday, February 6, 2023, and ending Tuesday March 7, 2023. The NOP includes a description of the Project, and the IS includes a discussion of the environmental topics. The City of Seal Beach is the lead agency for the preparation of this EIR. Project Location: 3901 Lampson Avenue, Seal Beach Project Description: The Old Ranch Country Club (ORCC) Specific Plan Project proposes development of new and expansion of existing facilities. The proposed new facilities would include a 116-unit, 4-level (188,500) square feet [SF]) multi-family housing development; a 51-unit (96,955 SF), 3-level senior housing complex including a 25,340-SF medical office facility; a 150-key overnight accommodation (109,015 SF), including a bar and lounge and a specialty restaurant; a relocated maintenance facility (2,650 SF); and a 3-level parking structure with 591 stalls, including 26 valet spaces and 36 electric vehicle parking spaces, with 4 tennis courts on the top level. A total of 1,042 parking spaces are pro-

and landscaping in addition to a reconfigured driving range from two-way to a two-level one-way. Other improvements related to recontouring of the golf course and changes pertaining to the flood plain easement and drainage reconfiguration would also occur. Implementation of the Project would require the following approvals: adoption of the ORCC Specific Plan; certification of the ORCC Specific Plan EIR; approval of the Development Agreement; Public Street Tree Removal Approval; and Zoning Code Amendment (Height). Scoping Meeting: Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee public agencies, as indicated below. The purpose of the scoping meeting is to learn about the Project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be ana-

The expansion of existing uses includes a 3-level club-house addition (109,015 SF) consisting of overnight ac-

commodations, indicated above, with pool, restaurant

and bar/lounge. Also, the Project would include new

connecting drive aisles/streets, surface parking areas

Scoping Meeting Date
Wednesday, February 22, 2023 Scoping Meeting Time Scoping Meeting Location
City Council Chambers

211 Eighth Street Seal Beach, California 90740 Public Review and Comment Period: A 30-day public

lyzed in depth in the EIR.

review period for comments on the scope of the EIR starts on Monday, February 6, 2023, and ends on Tuesday, March 7, 2023 at 5:00 P.M. Please send your comment, with your name and address, to: Shaun Temple, AICP, Senior Planner, City of Seal Beach Community Development Department, 211 Eighth Street, Seal Beach, CA 90740 or via e-mail to

locations:

stemple@sealbeachca.gov.
A copy of the IS/NOP describing the Project and potential environmental effects is available at the following Orange County Public Library, Seal Beach Branch 707 Electric Avenue, Seal Beach, CA 90740 Orange County Public Library, Los Alamitos-Ross-moor Branch, 12700 Montecito, Seal Beach, CA 90740

The City's website: https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Environmental-Documents-Under-Review.

Seal Beach Sun 1/26/2023-127115



**Legals-SB** 

sole and exclusive rem-

edy shall be the return of

monies paid to the Trust-

ee and the successful bid-

der shall have no further

recourse. Notice to Poten-

tial Bidders If you are con-

sidering 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. Pla-

cing 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

property. You are encour-

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by contacting the county recorder's office or a title

resources, you should be

than one mortgage or

Deed of Trust on the prop-

property

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The Petition requests authority to administer the

objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition

follows MAR 02, 2023 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

your hearing.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objec-

by your attorney.

If you are a creditor or a contingent creditor of

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

Attorney for petitioner: DANA M. CANNON, ESQ CANNON LEGAL FIRM 3020 OLD RANCH PARK-WAY, STE 300, SEAL BEACH, CA 90740, (562) 543-4529

available from the court

clerk.

Seal Beach Sun 1/26,2/2,2/9/2023-127031

> NOTICE OF PETITION TO **ADMINISTER ESTATE OF: EDWARD SCOTT** ROBINSON CASE NO. 30-2022-

01281857 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both, of EDWARD SCOTT ROBINSON. A Petition for PROBATE has been filed by: NICOLE ROBINSON in the Superior Court of California County of ORANGE The Pétition for Probate requests that NICOLE ROBINSON be appointed as personal representative to administer the es-

tate 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. Be-fore 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

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 Petitioner: NICOLE

ROBINSON, 637 BREEDS HILL DRIVE, VIRGINIA BEACH, VA 23462. (951) 445-1782. Seal Beach Sun

1/26,2/2,9/2023-127120

formation or on the Internet Website. The best way to verify postponement in formation is to attend the scheduled sale. Notice to Tenant NOTICE TO TEN-ANT FOR FORECLOS-URES AFTER JANUARY 2021 You may have a right to purchase this property after the trustee auc-

tion pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours

may be responsible for paying off all liens senior to the lien being auctioned off, before you can re-ceive clear title to the after the date of the trustee sale, you can call 916.939.0772, or visit this aged to investigate the exinternet website www.nationwideposting.com, using the file number asof outstanding liens that signed to this case CA08000053-22-2S to find may exist on this property the date on which the trustee's sale was held, the amount of the last and insurance company, either of which may charge you a highest bid, and the adfee for this information. If you consult either of these dress of the trustee. Second, you must send a aware that the same written notice of intent to Lender may hold more place a bid so that the trustee receives it no more than 15 days after the erty. Notice to Property Owner The sale date trustee's sale. Third, you must submit a bid so that shown on this Notice of the trustee receives it no Sale may be postponed one or more times by the more than 45 days after the trustee's sale. If you Mortgagee, Beneficiary, think you may qualify as Trustee, or a court, pursuant to Section 2924g of the an "eligible tenant buyer" or "eligible bidder," you should consider contact-California Civil Code. The

ing an attorney or appro-priate real estate profeslaw requires that information about Trustee Sale postponements be made sional immediately for advice regarding this potential right to purchase. Date: January 12, 2023 MTC Financial Inc. dba Trustee C or ps TS No. available to you and to the public, as á courtesy to those not present at the sale. If you wish to learn whether your sale date CA08000053-22-2S 17100 has been postponed, and, if applicable, the resched-uled time and date for the Gillette Ave Irvine, CA 92614 Phone: 949-252-TDD: 866-660may call Nationwide Post-

By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE ing & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the OBTAINED ONLINE AT www.nationwideposting.co m FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nation-Internet Website www.nationwideposting.com for information regarding the wide Posting & Publication AT 916.939.0772 sale of this property, using the file number assigned to this case, CA08000053-

NPP0420251 To: HUNT-INGTON HARBOUR SUN 22-2S. Information about postponements that are JOURNAL 01/26/2023, 02/02/2023, 02/09/2023 very short in duration or that occur close in time to **Huntington Harbour Sun** the scheduled sale may not immediately be reflec-

Journal 1/26,2/2,9/2023-

NOTICE OF PETITION TO ADMINISTER

**ESTATE OF:** MARIE BOLLA WYNNE CASE NO. 30-2023-01301804-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interor both, of MARIE BOLLA WYNNE.

A Petition for PROBATE has been filed by: TODD SPITZER, OC DIST. AT-TORNEY-PUBLIC ADMIN-ISTRATOR in the Superior Court of California, County of ORANGE.

The Pétition for Probate requests that TODD SPITZER, OC DIST. AT-TORNEY-PUBLIC ADMIN-ISTRATOR be appointed as personal representative to administer the es-

tate 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

MAR 22, 2023 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 hear-

ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department

on the day/time set for your hearing.
If you object to the grant-

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

by your attorney

you are a créditor 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 knowledge-

able in California law You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Attorney for petitioner: LE-ON J. PAGE, COUNTY COUNSEL and ANGEL ICA C. DAFTARY DEPUTY

400 W. CIVIC CENTER DR; PO BOX 118, SANTA ANA, CA 92701. (714) 834-4664

Beach Sun Seal 1/26,2/2,2/9/2023-126990

NOTICE OF PETITION TO ADMINISTER **ESTATE OF: BONNIE PEGRAM** CASE NO. 30-2023-01302479-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 BONNIE PE-GRAM

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

The Petition for Probate requests that GREG PE-GRAM be appointed as personal representative to administer the estate of the decedent.

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

will be held in this court as

on the day/time set for

tions with the court before the hearing. Your appear-ance may be in person or

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

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> **FEBRUARY 16, 2023 at** 1:30 PM in Dept. C8, 700 Civic Center Dr.,

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 hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to our remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for

If you object to the grant-ing of the petition, you should appear at the hearing and state your objections or file written objec-

our hearing.

tions with the court before the hearing. Your appear-ance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court

and mail a copy to the per-

sonal representative ap-

pointed by the court within the later of either (1) four

months from the date of

first issuance of letters to a

general personal repres-

entative, as defined in sec-

tion 58(b) of the California Probate Code, or (2) 60

days from the date of mail-

ing or personal delivery to you of a notice under sec-

tion 9052 of the California

Probate Code. Other Cali-

fornia statutes and legal

authority may affect your rights as a creditor. You may want to consult with

an attorney knowledge-able in California law. You may examine the file

kept by the court. If you

are a person interested in

the estate, you may file

with the court a Request