Legals-SB

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226650195 MOE CONSTRUCTION.

Located at 10070 Gilbert St., Apt 36, Anaheim, CA 92804. County: Orange. This is a New Statement. Registrant(s): MOHAMAD HARASTANI, 10070 Gilbert St., Apt 36, Anaheim, CA 92804 Have you started doing business yet? YES 12/02/22. This business is conducted by: IN-DIVIDUAL. Registrant(s): / s / M O H A M A D HARASTANI. I declare that all information in this statement is true and corclares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk Orange County on 12/05/2022

Seal Beach Sun 12/8,15,22,29/2022-125759

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL001061

TO ALL INTERESTED PERSONS: Petitioner: KERRYN LE ROUX on behalf of RYLEE BELLE MC-SKIMMING, a minor filed a petition with this court for a . decree changing names as follows: RYLEE BELLE MCSKIMMING to RYLEE BELLE MCSKIMMING LE ROUX. The Court orders that all persons interested before this court at the hearing indicated below to the petition for change of name should not be granto the name changes described above must file a cludes the reasons for the objection at least two court scheduled to be heard and must appear at the hearpetition should not be granted. If no written obcourt may grant the petition without a hearing

NOTICE OF HEARING 01/25/2023 at 1:30 p.m. Dept: L74 REMOTE Lamoreaux Justice Center

341 The City Drive South Orange, CA 92868 copy of this Order to Show Ćause shall be published at least once each weeks prior to the date set for hearing on the petition Seal Beach Sun

Judge Mary Kreber-Varipapa Judge of the Superior Court

Seal Beach Sun 12/8,15,22,29/2022-

125768 **FICTITIOUS BUSINESS**

NAME STATEMENT NO. 20226649822

HELLFIRE PERFORM-ANCE. Located at 8113 Cerritos Ave., Stanton, CA 90680, County: Orange. This is a New Statement. Registrant(s): MINA NASR BESHAIE, 8113 Cerritos Ave., Stanton, CA 90680. Have you started doing business yet? NO. This business is conducted by: I N D I V I D U A L . Registrant(s): /s/ MINA NASR BESHAIE I declare that all information in this statement is true and cor-rect. (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 11/29/2022.

Legals-SB

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 14717-PM NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s),

fornia corporation, 9021 Atlanta Avenue, Huntington Beach, CA 92646 Doing Business as: HB Coffee nature (Type - Coffee Restaurant)

All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are:

The location in California of the Chief Executive Office of the Seller(s) is: Same as above

The name(s) and address of the Buyer(s) is/are: LAON Enterprise, Inc. California corporation, 9021 Atlanta Avenue, Huntington Beach, CA 92646

The assets being sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at: 9021 Atlanta Avenue, Huntington Beach, CA 92646

The bulk sale is intended to be consummated at the office of: The Escrow Spectrum, Inc., Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 01/18/2023

The bulk sale is subject to California Uniform Commercial Code Section 6106 2 YES

The name and address of the person with whom claims may be filed is: The Escrow Spectrum, Inc., 15615 Alton Parkway Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 01/17/2023 which is the business day before the sale date specified above. Dated: 11/16/2022

LAON Enterprise, Inc., a California corporation By: S/ Hyejin Lee, CEO Bý Hyejin Lee, Secretary 12/29/22

CNS-3654767# **HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun** Journal 12/29/22-126275

NOTICE OF PETITION TO ADMINISTER JAN LEE TRUESDELL, aka JAN L. TRUESDELL, aka JAN TRUESDELL CASE NO. 30-2022-01295347-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 JAN LEE TRUESDELL, aka JAN L TRUESDELL, aka JAN TRUESDELL.

A Petition for PROBATE has been filed by: ERIN KENNELLY, aka ERIN TRUESDELL KENNELLY in the Superior Court of California, County of OR-

The Petition for Probate requests that ERIN KENNELLY, aka ERIN TRUESDELL KENNELLY be appointed as personal representative to administrative to a secretary and the decrease of the decrease and the decrease are the administrative to a secretary and the decrease are the administrative to administra ter the estate of the decedent

The petition requests the Seal Beach Sun decedent's will and codi-12/8,15,22,29/2022- cils, if any, be admit ted to

probate. The will and any codicils are available for

Legals-SB

examination in the file kept

by the court.

Γhe Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal répresentative 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

FEB 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 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 áttorney. 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

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

Seal Beach Sun 12/15,12/22,12/29/2022-125850

NOTICE OF AMENDED PETITION TO ADMINISTER

Legals-SB

ESTATE OF SONJA GEORGIA JAMES CASE NO. 30-2022-

01272496-PR-PL-CJC To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be interested in the will or estate. or both, of SONJA GEOR-GIA JAMES

A Petition for PROBATE has been filed by: ANNEL-HITCHMAN LEEANN HITCHMAN in the Superior Court of California, County of OR-ANGE

The Petition for Probate requests that ANNELISE HITCHMAN & LEEANN HITCHMAN be appointed as personal representative to administer the estate of the decedent. The Petition requests au-

thority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal répresentative to take many actions without obtaining court approval. Before taking certain very important actions, however. the personal representatnotice 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 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: MAR 29, 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 hearhave difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to apappear in the department

on the day/time set for

Legals-SB

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 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 entative, 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 with the court a Request for Special Notice (form DE-154) of the filing of ar 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: JOSHUA D. RAMIREZ, CALIFORNIA ESTATE PLANNING SERVICES 170 E. YORBA LINDA BLVD., STE 212 PLACENTIA, CA 92870 (714) 584-5009 Beach 12/15,12/22,12/29/2022-

clerk.

NOTICE OF PETITION TO ADMINISTER ES-TATE OF: TIFFANY TSAI CASE NO. 30-2022 01295190-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 TIFFANY

A PETITION FOR PRO-BATE has been filed by ANDREW MICHAEL FREIRE in the Superior

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on January 9, 2023 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 11 of the Seal Beach Municipal Code (Zoning) to modify and establish standards for Short Term Rentals consistent with State law. The proposed revisions can be found on the City's website at https://www.sealbeachca.gov/Departments/Community-<u>Development.</u>

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.

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

Alexa Smittle Director of Community Development Published in the SUN Newspaper on the 29th day of December, 2022 Seal Beach Sun 12/29/2022-126022

Legals-SB

Court of California, County PETITION FOR PROBATE requests that ANDREW MICHAEL FREIRE be appointed as personal representative to administer the estate of

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

Legals-SB

should not grant the authority A HEARING on the petition will be held in this court as follows: 02/02/23 at 1:30PM in Dept. C08 located at 700 CIVIC CEN-TER 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

CITY OF SEAL BEACH SUMMARY OF PROPOSED ORDINANCE 1701 AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING THE SEAL BEACH MUNICIPAL CODE AMENDING SECTION 11.4.05.135 (SHORT-TERM RENTAL OF RESIDENTIALLY ZONED PROPERTY) TO PERMIT AND REGULATE SHORT-TERM RENT ALS IN RESIDENTIAL ZONES IN THE CITY AND FINDING THE ORDINANCE TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENT-AL QUALITY ACT

This is a summary of above-entitled Ordinance 1701 of the City of Seal Beach. This summary has been pre-pared and published in accordance with the requirements of Government Code Section 36933. The City Council of Seal Beach will hold a public hearing at its regular meeting to be held on Monday, January 9, 2023 at 7:00 p.m., in the Council Chamber of City Hall, 211 Eighth Street in Seal Beach, to consider adopting Ordin-

Ordinance 1701 would amend Seal Beach Municipal Code Section 11.4.05.135, Short-Term Rental of Residprohibits the short-term rental of any residentially zoned property for any purpose throughout the City, except for a short-term rental previously approved pursuant to a conditional use permit. A short-term rental means a lease or rental for a term of 29 days or less. Ordinance 1701 would amend Seal Beach Municipal Code Section 11.4.05.135 to allow for short-term rentals ("STRs") on residentially zoned property in the Coastal Zone under specified conditions, including the

- 1. An owner of a residential unit who wishes to operate an STR would need to apply for a permit annually.
- 2. An owner may only own one STR.
- 3. STRs must be located in the Coastal Zone.
- STR permits will be limited in number to one percent of the housing stock in the Coastal Zone. Based on County Assessor data, that would equate to 45 STRs at this time. A program to manage applications, including a lottery system if required, will be established by staff.
- 5. STR operators must have a business license and remit 12 percent transient occupancy taxes to the City
- 6. STRs may not be (a) income-restricted units, (b) accessory dwelling units established after January 1 2020; (c) junior accessory dwelling units; or (d) units within developments that otherwise prohibit STRs, e.g. through community covenants, conditions, and restric-
- 7. STRs may only host a total of two persons per bedroom, plus two. i.e., for a three bedroom house, maximum occupancy would be eight.
- 8. STRs may not host large events.
- 9. The owner must identify a local point of contact that is available 24 hours a day, 7 days a week that can address issues at the STR.
- Owners must provide specific information to occupants and post information within the unit.
- 12. STR permits shall not apply to those existing vacation rentals in operation with a valid Conditional Use

All other provisions of Seal Beach Municipal Code Section 11.4.05.135 would remain unchanged.

Please be advised that a copy of the entirety of the text of Ordinance No. 1701 is available for review during normal business hours through the Office of the City Clerk Office located at 211 Eighth Street in Seal Beach California

Gloria D. Harper City Clerk Dated this 12th day of December 2022 Publish in the SUN Newspaper December 29, 2022 Seal Beach Sun 12/29/2022-125774

Trustor(s), in favor of MORTGAGE ELECTRON-

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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 vour hearing IF YOU OBJECT to the

granting of the petition. you should appear at the hearing and state your obiections or file written objections with the court before the hearing. Your appearance mav be in person or by your attorney. IF YOU ÁŘE A CREDÍT-OR 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 credit-or. 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 accounť provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Attorney for Petitioner SCOTT R. MAGEE - SBN 120001, JACQUELINE MAGEE HUBER - SBN & ADLER. MAGEE

PROFESSIONAL CÓR-PORATION 400 OCEANGATE, STE

LOS ANGELES CA 90802 12/15, 12/22, 12/29/22

CNS-3650999# SEAL BEACH SUN Seal Beach Sun 12/15,22,29/22-125853

APN: 146-291-02 TS No: CA05000756-14-2 TO No: 191102680-CA-VOI NO TICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will´be´ provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 2, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROF ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF ATION OF THE NATURE OF THE PROCEEDINGS SHOULD CONTACT A LAWYER, On January 9, 2023 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Ana-heim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on August 9, 2004 as Instrument No. 2004000719789, of official records in the Office of the Recorder of Orange County, California, ex-ecuted by BRIAN HALL, A MARRIED MAN AS HIS

SOLE AND SEPARATE

TEMS, INC., as Beneficiary, as nominee for TAYLOR, BEAN & WHI-TAKER MORTGAGE CORP. 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 being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 6841 BONNIE DRIVE, HUNTINGTON BEACH, CA 92647 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 \$410,918.74 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trust ee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. 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 may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county récorder'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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000756-14-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TEN-ANT FOR FORECLOS URES AFTER JANUARY 1. 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First. 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auc-

tion.com, using the file

number assigned to this

case CA05000756-14-2 to

find the date on which the

trustee's sale was held.

the amount of the last and

highest bid, and the ad-

dress 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 contact-

ing an attorney or appro-

priate real estate profes-

sional immediately for ad-

vice regarding this poten-

tial right to purchase. Date:
December 2, 2022 MTC
Financial Inc. dba Trustee

Corps TS No. CA05000756-14-2 17100

Legals-SB Gillette Ave Irvine. CA 92614 Phone: 949-2 8300 TDD: 866-660-4288 Bv: Amv Lemus, Authorized Signatory SALE IN-FORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES IN-FORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0418858 To: HUNT-INGTON HARBOUR SUN JOURNAL 12/15/2022 12/22/2022, 12/29/2022 12/29/2022 **Huntington Harbour Sun** 12/15,22,29/2022-125855 **NOTICE TO CREDITORS** OF BULK SALE (UCC Sec. 6105) Escrow No. 22-16516-TN NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: LANG XUAN LE, 18358 BEACH BLVD

HUNTINGTON BEACH, CA 92648 Doing Business as: LOV-ING HUT All other business name(s) and address(es) used by

the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: VE-GAN ALONG, 318 S. HURLEY ST SANTA ANA, CA 92704 The assets to be sold are

described in general as: ALL FURNITURES, FIX-TURES AND EQUIPMENT, TRADENAME GOODWILL, INVENT-ORY, LEASE, AND LEASEHOLD IMPROVE MENTS and are located at: 18358 BEACH BLVD HUNTINGTON BEACH, CA 92648

The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., BROOKHURST STREE GARDEN GROVE, CA 92843 and the anticipated sale date is JANUARY 19, 2023

The bulk sale is subject to California Uniform Com-mercial Code Section 6106.2.

[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ES-CROW, 13305 BROOKHURST ST, GARDEN GROVE, 92843 and the last date for filing claims shall be JANŬARY 18, 2023, which is the business day before the sale date specified

Dated: 12/23/22 **BUYER: VEGAN ALONG** ORD-1355363 HUNTING TON HARBOUR SUN-JOURNAL 12/29/22 **Huntington Harbour Sun**

Journal 12/29/2022-

No.: CA2200287599 APN: 023-063-18 Property Ad-STREET HUNTINGTON BEACH, CA 92648-2732 BEACH, CA 92648-2/32 NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-FAULT UNDER A DEED OF TRUST, DATED 10/02/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01/04/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/09/2018, as Instrument No. 2018000365552. in book , page , , of Official Records in the office of the County Recorder of ORANGE County, State of California Executed by KARLA KOFPFNICK CO CHRAN, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROP-ERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CHECK/CASH EQUIVAL-ENT or other form of payauthorized 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MEN-TIONED DEED OF TRUST APN# 023-063-18 The street address and other common designation, if any, of the real property described above is purported to be: 1733 PARK STREET, HUNT-INGTON BEACH, CA 92648-2732 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of nternet the Notice of Sale is \$ 145.621.88. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you chaser at the sale shall be are the highest bidder at entitled only to a return of

resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE 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, pursu ant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertvSearchTerms.aspx, using the file number assigned to this case CA2200287599 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 if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this website http://search.nationwideposting_com/propertySearchTerms.aspx, using the file number assigned to this case CA2200287599 to find the date on which the trustee's sale was held, the amount of the last and highest bid. and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible ten-ant 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 sale is set aside for any reason, the Pur-

the deposit paid. The Purchaser shall have no fur-

ther recourse against the Mortgagor, the Mortgagoe or the Mortgagee's attorney. Date: First American Title Insurance Company

4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title

Insurance Company MAY BE ACTING AS A DEBT

COLLECTOR ATTEMPT-

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 encour-

aged to investigate the ex-

istence, priority, and size of outstanding liens that may exist on this property

by contacting the county recorder's office or a title

insurance company, either

of which may charge you a

fee for this information. If

USED FOR THAT PUR-SALE INFORMATION PLEASE CALL (916)939-0772NPP0418986 To HUNTINGTON BOUR SUN JOURNAL 12/15/2022, 12/22/2022 12/29/2022 **Huntington Harbour Sun**

J o u r n a l 12/15,22,29/2022-125856

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on January 12, 2023; 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 loca-

6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221 3:00 PM Tri Trong Dinh

Household items and furniture Loren Williams Willian Lopez Tools, drawer, clothes shoes home appliances

Duc Tran Books, clothes Kadane Graham household items

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

Travis Van Den Hul Tools, personal items, furniture, household items Junior Gomez Tools. Micare Leigh Gragera

Boxes, Storage bins David Escobar Boxes Jovanni Torres household goods Dawn Leigh Jones household items

Jeremy Gary Merrill tools and little dressers Jonathan Garcia Luggage, Clothes, House-hold items, Toys, Personal items

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. 12/22, 12/29/22

CNS-3652515# **HUNTINGTON HAR-BOUR SUN-JOURNAL** Huntington Harbour Sun Journal 12/22,29/22-

NOTICE OF **PETITION TO** ADMINISTER ESTATE OF: JOHN PAUL STEVENS CASE NO. 30-2022-01272194-PR-PW-CJC

To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be interestéd in the will or estate or both, of JOHN PAUL STEVENS. A Petition for PROBATE

has been filed by: KEVIN M. STEVENS in the Su-perior Court of California County of ORANGE.
The Petition for Probate

requests that KEVIN M STEVENS 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.

ING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE The Petition requests authority to administer the estate under the Inde**Legals-SB**

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 obiection to the petition

grant the authority. A hearing on the petition will be held in this court as **JANUARY 05, 2023 at**

and shows good cause

why the court should not

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 hearings and for remote hear-

ing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistpear 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 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 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 Probatè ´Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under sec-tion 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You 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 peprovided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: DANIEL K. PRINTZ ESQ., 440 STEVENS AVE., STE 200, SOLANA BEACH, CA 92075. 858-519-8020

Legals-SB

Huntington Harbour Sun Journal 12/15,22,29/22-

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

30-2022-01297892

PERSONS: Petitioner: AL-ALEKSANDROVNA ALEKHINA filed a petition with this court for a decree changing names as follows: ALEXANDRA ALEKSANDROVNA ALEKHINA to ALEKSA ANGELS. The Court orders that all persons interappear 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

NOTICE OF HEARING 02/16/2023 at 8:30 a.m. Dept: D-100 REMOTE Central Justice Center 700 Civic Central Drive

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: 12/21/2022 Judge Lavne H Melzer

Superior Court Seal Beach Sun 12/29/22,1/5,1/12,1/19/23-

126321 **NOTICE OF PETITION** TO ADMINISTER ES-**ENRICO JOSEPH**

CRISAFI AKA ENRICO J. **CRISAFI** CASE NO. 30-2022-

01295569-PR-LA-CJC creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ENRICO JOSEPH CRISAFI AKA ENRICO J. CRISAFI. A PETITION FOR PRO-LORI MARIE CRISAFI in the Superior Court of California, County of OR-

ANGE

PETITION FOR PROBATE requests that LORI MARIE CRISAFI 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 obfore taking certain very important actions, however, CNS-3652872#

Legals-SB

ive will be required to give notice to interested persons unless they have waived notice or consento 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: 02/02/23 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 obiections 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 representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personrepresentative, 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 accounť as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Attorney for Petitioner ETHAN F. MILL ETHAN F. MILLER-BAZEMORE - SBN 210221, MILLER & MILLER-BAZEMORE 4952 WARNER AVE. STE

HUNTINGTON BEACH

Legals-SB

BOUR SUN-JOURNAL **Huntington Harbour Sun** J o u r n a I 12/22,29/22,1/5/23-126026

> ORDER TO SHOW CAUSE FOR **CHANGE OF NAME** 22FL000704

ALL INTERESTED

PERSONS: Petitioner BELINDA HARRIS & XI-ANG MAO on behalf of JINGYI MAO, a minor filed a petition with this court for a decree changing names as follows: JINGYI MAO to JOSEPHINE HARRIS 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 be fore 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 01/25/2023 at 8:30 a.m. Dept: L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun

DATE: 08/02/2022 Judge Julie A. Palafox Judge of the

Huntington Harbour Sun 12/22,29.01/05.01/12/23-

NOTICE OF PETITION TO ADMINISTER ES-TATE OF GILBERT **SCOTT BOEGER aka** GILBERT S. BOEGER Case No. 30-2022-01295788-PR-PL-CJC

To all heirs, beneficiaries, creditors, contingent credmay otherwise be interested in the will or estate, or both, of GILBERT SCOTT BOEGER aka A PETITION FOR PRO-BATE has been filed by Sandra A. Rainone in the nia, County of ORANGE. THE PETITION FOR PROBATE requests that Sandra A. Rainone be appointed as personal repthe estate of the decedent. THE PETITION requests the decedent's will and co dicils, 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

Legals-SB

taining 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.

Ă HEARING on the petition will be held on Feb. 2. 2023 at 1:30 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W. SANTA ANA CA 92701

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of 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 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 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 CREDIT-OR 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, defined in section 58(b) of the California Probáte 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 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: DINA B DREIZLER ESQ SBN 164908 ONE WORLD TRADE CENTER

LONG BEACH CA 90831-

Legals-SB

SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2022-01294867

TO ALL INTERESTED

PERSONS: Petitioner: AN-DREA MARIEN LYON-ELL DOMINGUEZ filed a petition with this court for a decree changing names as follows: ANDREA MARIEN LYONELL DOMINGUEZ to ANDREA MARIEN LYONELL PINE 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 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 02/07/2023 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: 12/06/2022 Judge Layne H Melzer

Judge of the Superior Court Seal Beach Sun 12/29/22,1/5,1/12,1/19/23-

126392

NOTICE OF PETITION TO ADMINISTER ES-TATE OF TOMOE LA **GRANGE**

Case No. 30-2022-01296325-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 TOMOE LA GRANGE

PETITION FOR PRO-BATE has been filed by Vincent A. La Grange in the Superior Court of California, County of OR-**ANGE**

PETITION FOR PROBATE requests that Vincent A. La Grange be resentative 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 taining court approval. Before taking certain very important actions, however, the personal representative to take the personal representa

Legals-SB

portant actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority A HEARING on the peti-

tion will be held on Feb. 9 2023 at 1:30 PM in Dept No. C08 located at 700 CIVIC CENTER DRIVE W SANTA ANA CA 92701. The court is providing the convenience to appear for

hearing by video using the

court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of 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 ou 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 CREDIT OR 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

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 provided in Probate Code section 1250. A Request for Special Notice form is available from the court

Attorney for petitioner: ALLAN M SOTO ESQ SBN 206714 LAW OFFICES O ALLAN M SOTO 7960 W MCFADDEN AVE

WESTMINSTER CA CN992842 LA GRANGE Dec 29, 2022, Jan 5,12

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(562) 430-7555