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<p>son objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.</p> <p><b>NOTICE OF HEARING</b> 07/19/2023 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>)</p> <p>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 News DATE: 05/22/2023 Judge Layne Melzer Judge of the Superior Court <b>Seal Beach Sun</b> <b>6/22,29,7/6,13/23-132158</b></p>	<p>you started doing business yet? NO This business is conducted by: CORPORATION. Registrant /s/ CATHERINE WARD, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 06/15/2023.</p> <p><b>Seal Beach Sun</b> <b>6/22,29,7/6,13/23-132327</b></p>	<p><b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b></p> <p>Notice is hereby given that on <b>July 18th, 2023</b>; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: <b>7531 McFadden Avenue Huntington Beach, CA 92647 (714) 907-3854 12:00 PM</b> Derrick Smith Dresser, Bags, Boxes Krystisja Lowe Bags, Clothes, Ottoman Angela Elizabeth Trinh Piano, Piano Stool Joshua Vasquez Bags, Boxes, Yoga Mats The auction will be listed and advertised on <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>. 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. 6/29, 7/6/23 <b>CNS-3714950#</b> <b>HUNTINGTON HARBOUR SUN-JOURNAL</b> <b>Huntington Harbour Sun Journal 6/29,7/6/23-132428</b></p>	<p>West, Santa Ana, CA 92701, RESS Financial Corporation, a California corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by RODJACH INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY recorded on 09/10/2021, in Book N/A of Official Records of ORANGE County, at page N/A, Recorder's Instrument No. 2021000567115, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 9/6/2022 as Recorder's Instrument No. 2022000298611, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, law-</p>	<p>ful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 204 of Tract No. 5360, per Map recorded in Book 200, Pages 6 - 14, inclusive of Misc. Maps. Refer to Deed of Trust for full Legal Description. The street address or other common designation of the real property hereinabove described is purported to be: 16871 SAYBROOK LANE, HUNTINGTON BEACH, CA 92649. The under-</p>	<p>signed disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The</p>	<p>total amount of said obligations at the time of initial publication of this Notice is \$1,020,811.79. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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 trust-</p>	<p><b>NOTICE OF PUBLIC HEARING</b></p> <p><b>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, July 17, 2023, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following items:</b></p> <p><b>CONDITIONAL USE PERMIT 23-2.</b> Request for a Conditional Use Permit to allow the sale and dispensing of beer and wine (ABC Type 41 alcohol license) for on-site consumption in conjunction with an existing restaurant located at 550 Pacific Coast Highway, Suite 107, in the General Commercial (CG) Zone Area.</p> <p>Environmental Review: This project is determined to be a Class 1 (Existing Facility) 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 service of general alcohol at an existing restaurant, involving negligible or no expansion beyond the existing use.</p> <p>Property Owner: James R. Watson</p> <p>Applicant: Pedro C. Perez</p> <p>Subject Location: 550 Pacific Coast Highway, Suite 107</p> <p><b>PUBLIC COMMENT:</b> 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.</p> <p>Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 29th day of June, 2023 <b>Seal Beach Sun 7/6/2023-132624</b></p> <p><b>Sunset Beach Sanitary District</b> P.O. Box 1185 Sunset Beach, CA 90742-1185 (562) 493-9932 <b>NOTICE OF FILING REPORT</b> (Health &amp; Safety Code No. 5473.1) <b>NOTICE IS HEREBY GIVEN AS FOLLOWS:</b> THE BOARD OF DIRECTORS OF THE SUNSET BEACH SANITARY DISTRICT, of Orange County, California, does hereby ORDAIN as follows: <b>SECTION 1:</b> Pursuant to the provisions of Health and Safety Code Section 5473, the following service charges are hereby established: A. For each residential or commercial unit which does not provide for its own trash pick-up, as counted by the District Assessor, <b>an annual service charge of \$240.00 for trash pick-up (no increase).</b> B. For each residential or commercial unit, as counted by the District Assessor, <b>an annual service charge of \$200.00 for sewage transport and treatment (no increase).</b> C. For each restaurant unit, as counted by the District Assessor, <b>an annual service charge of \$475.00 for sewer cleaning (no increase).</b> This charge shall be payable by the property owner, whether or not he utilizes the District services. Please note there is no increase to the rates from the prior year. <b>SECTION 2:</b> Pursuant to the provisions of Health and Safety Code Section 5473, the Board of Directors hereby elects to have said service charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District. <b>SECTION 3:</b> Annually, the Assessor of the District shall cause a written report to be prepared containing a description of each parcel of property subject to said charge, together with the charges applicable thereto. <b>SECTION 4:</b> Annually, the Secretary of the Board shall cause appropriate notice of the filing of the report and of the time and place of a hearing thereon to be given in the manner provided for in Health and Safety Code Section 5473.1. <b>SECTION 5:</b> The Board of Directors has caused a copy of the report to be filed with the Clerk of this District containing a description of each parcel of real property in the District receiving such services and facilities, and the amount of the charge for each parcel for the Fiscal Year 2023-2024, and proposing to have such charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District. <b>SECTION 6: A hearing</b> on said report will be held <b>July 27, 2023 at 6:30 p.m.</b> in the Sunset Beach Woman's Club located at Bay View Drive &amp; Broadway in Sunset Beach, California, at which time the Board of Directors will hear and consider all objections and protests, if any, to said report. Any not able to attend this meeting may protest by mail <b>if postmarked by July 21, 2023.</b> Protests will not be considered after July 27, 2023. Dated: June 19, 2023 Graham Hoad President <b>Seal Beach Sun 6/22 &amp; 7/6/2023-132163</b></p>
<p><b>FICTITIOUS BUSINESS NAME STATEMENT</b> <b>NO: 20236664464</b></p> <p><b>ANA &amp; CHELI BOUTIQUE, 2111 W 17TH ST APT H27, SANTA ANA, CA 92706.</b> County: Orange. This is a New statement. Registrant(s): GRISEL ANABEL PELAYO HERNANDEZ, 2111 W 17TH ST APT H27, SANTA ANA, CA 92706. Have you started doing business yet? NO This business is conducted by: INDIVIDUAL. Registrant /s/ GRISEL PELAYO HERNANDEZ. 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 05/31/2023.</p> <p><b>Seal Beach Sun</b> <b>6/22,29,7/6,13/23-132324</b></p>	<p><b>FICTITIOUS BUSINESS NAME STATEMENT</b> <b>NO: 20236665716</b></p> <p><b>SEVEN EIGHT REALTY LLC, 1500 W BALBOA BLVD STE 204, NEWPORT BEACH, CA 92663.</b> County: Orange. This is a New statement. Registrant(s): SEVEN EIGHT REALTY LLC, 104 15TH ST UNIT 7, NEWPORT BEACH, CA 92663. Have you started doing business yet? NO This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ BAYLEE LEAVITT, MANAGING MEMBER/MANAGER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 06/15/2023.</p> <p><b>Seal Beach Sun</b> <b>6/22,29,7/6,13/23-132326</b></p>	<p><b>FURTHER INFORMATION:</b> Persons with questions about the Ordinance should contact Shaun Temple at 562-431-2527, ext. 1316 or <a href="mailto:stemple@sealbeachca.gov">stemple@sealbeachca.gov</a>. The draft Ordinance will be available for review during regular business hours in the Community Development Department at 211 8th Street, Seal Beach California and online at <a href="https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development">https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development</a>.</p> <p>Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper on the 3rd day of July 2023 <b>Seal Beach Sun 7/6/2023-132711</b></p>	<p><b>NOTICE OF PUBLIC HEARING</b></p> <p><b>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on July 17, 2023, at 7:00 p.m., or as soon thereafter in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following item:</b></p> <p><b>ZONE TEXT AMENDMENT 23-1.</b> An Ordinance to amend portions of Title 11 of the Seal Beach Municipal Code (Zoning) to modify and establish standards for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law.</p> <p>Applicant: City of Seal Beach Subject Location: Residential and Mixed Use Zoning Districts</p>	<p><b>NOTICE OF PUBLIC HEARING</b></p> <p><b>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on Monday, July 17, 2023, at 7:00 p.m. in the City Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following items:</b></p> <p><b>CONDITIONAL USE PERMIT 23-2.</b> Request for a Conditional Use Permit to allow the sale and dispensing of beer and wine (ABC Type 41 alcohol license) for on-site consumption in conjunction with an existing restaurant located at 550 Pacific Coast Highway, Suite 107, in the General Commercial (CG) Zone Area.</p> <p>Environmental Review: This project is determined to be a Class 1 (Existing Facility) 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 service of general alcohol at an existing restaurant, involving negligible or no expansion beyond the existing use.</p> <p>Property Owner: James R. Watson</p> <p>Applicant: Pedro C. Perez</p> <p>Subject Location: 550 Pacific Coast Highway, Suite 107</p> <p><b>PUBLIC COMMENT:</b> 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.</p> <p>Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 29th day of June, 2023 <b>Seal Beach Sun 7/6/2023-132624</b></p> <p><b>Sunset Beach Sanitary District</b> P.O. Box 1185 Sunset Beach, CA 90742-1185 (562) 493-9932 <b>NOTICE OF FILING REPORT</b> (Health &amp; Safety Code No. 5473.1) <b>NOTICE IS HEREBY GIVEN AS FOLLOWS:</b> THE BOARD OF DIRECTORS OF THE SUNSET BEACH SANITARY DISTRICT, of Orange County, California, does hereby ORDAIN as follows: <b>SECTION 1:</b> Pursuant to the provisions of Health and Safety Code Section 5473, the following service charges are hereby established: A. For each residential or commercial unit which does not provide for its own trash pick-up, as counted by the District Assessor, <b>an annual service charge of \$240.00 for trash pick-up (no increase).</b> B. For each residential or commercial unit, as counted by the District Assessor, <b>an annual service charge of \$200.00 for sewage transport and treatment (no increase).</b> C. For each restaurant unit, as counted by the District Assessor, <b>an annual service charge of \$475.00 for sewer cleaning (no increase).</b> This charge shall be payable by the property owner, whether or not he utilizes the District services. Please note there is no increase to the rates from the prior year. <b>SECTION 2:</b> Pursuant to the provisions of Health and Safety Code Section 5473, the Board of Directors hereby elects to have said service charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District. <b>SECTION 3:</b> Annually, the Assessor of the District shall cause a written report to be prepared containing a description of each parcel of property subject to said charge, together with the charges applicable thereto. <b>SECTION 4:</b> Annually, the Secretary of the Board shall cause appropriate notice of the filing of the report and of the time and place of a hearing thereon to be given in the manner provided for in Health and Safety Code Section 5473.1. <b>SECTION 5:</b> The Board of Directors has caused a copy of the report to be filed with the Clerk of this District containing a description of each parcel of real property in the District receiving such services and facilities, and the amount of the charge for each parcel for the Fiscal Year 2023-2024, and proposing to have such charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District. <b>SECTION 6: A hearing</b> on said report will be held <b>July 27, 2023 at 6:30 p.m.</b> in the Sunset Beach Woman's Club located at Bay View Drive &amp; Broadway in Sunset Beach, California, at which time the Board of Directors will hear and consider all objections and protests, if any, to said report. Any not able to attend this meeting may protest by mail <b>if postmarked by July 21, 2023.</b> Protests will not be considered after July 27, 2023. Dated: June 19, 2023 Graham Hoad President <b>Seal Beach Sun 6/22 &amp; 7/6/2023-132163</b></p>			



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ee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's 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 [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2022-78109. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able

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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 for information regarding the trustee's sale, or visit this internet website <https://www.nationwideposting.com> for information regarding the sale of this property, using the file number assigned to this case 2022-78109 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 06/29/2023 RESS Financial Corporation, a California corporation, as Trustee By: ANGELA GROVES, TRUSTEE SALE OFFICER 1780 Town and Country Drive, Suite 105, Norco, CA 92860-3618 (SEAL) Tel.: (951) 270-0164 or (800)343-7377 FAX: (951)270-2673 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0437156 To: HUNTINGTON HARBOUR SUN JOURNAL 07/06/2023, 07/13/2023, 07/20/2023 **Huntington Harbour Sun Journal 7/6,13,20/2023-132630**

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NOTICE OF TRUSTEE'S SALE Trustee Sale No. 23-00099-2FNT Loan No: \*\*\*\*\*041/Luxe Ventures APN 178-541-12 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT DATED NOVEMBER 23, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS

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AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 27, 2023, at 12:00 PM, at the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement recorded on November 29, 2021, as instrument No. 2021000722798 of official records in the office of the Recorder of Orange County, CA, executed by: Luxe Ventures, LLC, a California Limited Liability Company, as Trustor (the "Trustor"), in favor of Arixa Secured Income Fund, LLC, a California Limited Liability Company, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", 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: LOT 1 IN BLOCK 109 OF "SUNSET BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGES 39 AND 40, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that

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may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 23-00099-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1.866.684.2727, or visit this internet website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 23-00099-2FNT 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 in-

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tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The real 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: 16995 8th Street, Huntington Beach, CA 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 unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). 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 \$ 3 , 0 8 4 , 9 5 0 . 2 0 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or en-

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dorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: June 28, 2023 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00099-2FNT 5170 Golden Foot-hill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.servicelinkasap.com](http://www.servicelinkasap.com) AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4789658 07/06/2023, 07/13/2023, 07/20/2023 **Huntington Harbour Sun Journal 7/6,13,20/2023-132632**

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN MARK GAHRING CASE NO. 30-2023-01307521-PR-PW-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOHN MARK GAHRING. A Petition for PROBATE has been filed by: KATHRYN L TALLAA in the Superior Court of California, County of ORANGE. The Petition for Probate requests that KATHRYN L TALLAA be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

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JULY 27, 2023, at 1:30 PM in Dept. CM06, 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: SHAWN M. OLSON, ESQ, OLSON LAW FIRM, 7372 PRINCE DRIVE, SUITE 104, HUNTINGTON BEACH, CA 92647. 714-847-2500 **Huntington Harbour Sun Journal 7/6,13,20/2023-132663**

Even when it's just around the corner.

Never give up until they buckle up.

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