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APN: 111-401-48 TS No.: 23-05807CA TSG Order No.: 02-22006045 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 10, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded September 17, 2004 as Document No.: 2004000840619 of Official Records in the office of the Recorder of Orange County, California, executed by: Hieu Lam, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: October 22, 2023 Sale Time: 9:00 AM Sale Location: Auction.com Room, Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92668 File No.: 23-05807CA The	street address and other common designation, if any, of the real property described above is purported to be: 18714 Ambrose Lane, Huntington Beach, CA 92648. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$571,253.51 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the 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 you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-05807CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the	last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 23-05807CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.: 23-05807CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: www.auction.com or Call: (800) 280-2832. Dated: August 15, 2023 By: Trixie Obnimaga Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0439358 To: HUNTINGTON HARBOUR SUN JOURNAL 08/31/2023, 09/07/2023, 09/14/2023	<b>Huntington Harbour Sun Journal 8/31,9/7,14/2023-134368</b>  <b>NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH ANTHONY FERENCZ</b> <b>CASE NO. 30-2023-01342910-PR-LA-CMC</b> To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JOSEPH ANTHONY FERENCZ. A PETITION FOR PROBATE has been filed by DOROTHY BLOCK in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that DOROTHY BLOCK be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 09/28/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626 <b>NOTICE IN PROBATE CASES</b> The court is providing the convenience to appear for	hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as	provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner R. TODD FRAHM - SBN 244609 TYLER LAW, LLP 25026 LAS BRISAS ROAD MURRIETA CA 92562 Telephone (951) 600-2733 9/7, 9/14, 9/21/23 <b>CNS-3735442# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/7,14,21/23-134497</b>  <b>NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHRIS LEE KOZAITES</b> <b>CASE NO. 30-2023-01345160-PR-LA-CMC</b> To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHRIS LEE KOZAITES. A PETITION FOR PROBATE has been filed by ANDREW KOZAITES in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ANDREW KOZAITES be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority	

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<b>Stunning Oceanfront Views</b> 1001 Seal Way #1 Seal Bch Two Story Apt, 1 1/2 Bath 2 Bedrms <b>RENTED</b> 1 Carport Spaces <b>Rent: \$4000.</b> Avail 9/15/23 1 800 992 8283 x 1003	<b>Furnished House w/2 Patios</b> 413 Ocean Ave, Seal Beach 3 Bdrm, 1.5 Bath Front House 1100 sqft, Wood Floors Laundry Area, 1 Car Garage Utilities, Wifi/Cable Included Stroll to Beach& Main Street <b>Rent: \$5500.</b> Avail: 9/15/23 1 800 992 8283 x 1004
<b>1 Bd Apt W/ Large Private Deck</b> 16661 Blanton D, Huntington Bch, Upstairs, Spacious Bdrm & Bath. Elegant Laminate Floors, Stove. Lrg Walk In Closet, Dining Area, 1 Car Garage, Cm Laundry Rm, Short Stroll to Shopping <b>Rent: \$2295.</b> Available Now 1 800 992 8283 x 1005	<b>Furnished Ocean Front Apt</b> 1319 Seal Way,A,Seal Beach Downstairs, 3 Bdrms 1 Bath Approx 900 sqft, Tile Floors Remodeled Kitchen & Bath Laundry Rm, 2 Pkg Spaces Lrg Closets,Min 6 mo lease <b>Rent: \$4500.</b> Avail 10/1/23 1 800 992 8283 x 1006
<b>COMING SOON</b> 209 4th St (A)Seal Beach Downstairs, 1 Bd, 1 Bath Two Closets, Tiled Floors Com Laundry Rm, Storage Granite Kitchen, 1 Carport <b>Rent \$1870.</b> Avail 10/20/23 1 800 992 8283 x 1007	<b>COMING SOON</b> 209 4th St (C) Seal Beach Upstairs, 2 Bd, 1 Bath Apt Remodeled Kitchen, Stove, Dishwasher, Laminate Floor Com Laundry Rm, Carport <b>Rent \$2350.</b> Avail:10/15/23 1 800 992 8283 x 1008

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will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/18/23 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD., COSTA MESA,, CA 92626 NOTICE IN PROBATE CASES The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you

must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner In Pro Per: ANDREW KOZAITES 777 1/2 OBISPO AVENUE LONG BEACH CA 90804 9/7, 9/14, 9/21/23 CNS-3735822# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/7,14,21/23-134529

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T.S. No.: 9672-0044 TSG Order No.: 230178006-CA-VOO A.P.N.: 107-393-04 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/19/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 11/25/2015 as Document No.: 2015000604929, of Official Records in the office of the Recorder of Orange County, California, executed by: AGNES M. SIMCOX, A WIDOW, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 10/04/2023 at 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The street address and other common designation, if any, of the real property described above is purported to be: 16542 WHEELER CIR, HUNTINGTON BEACH, CA 92647-4941 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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

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Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$621,988.85 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website, www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0044. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be

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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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0044 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 14841 Dallas Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, Marissa Adams, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a

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<b>324 1/2 12th Street</b> Coming soon! Upper level 1300sqft 3 bed, 2 bath with all new flooring, 2 car tandem garage, and no shared walls! <b>Avail: 8/1/23</b> <b>Rent: \$4000</b>	<b>1632 Ocean Ave #C</b> Remodeled 2 bed, 1 bath. Upper level with no neighbors or shared walls. Bay views! All utilities included!! Street parking, no pets. <b>Avail: NOW</b> <b>Rent: \$3150</b>

TO VIEW PHOTOS VISIT

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DRE#01196063

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RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

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bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0440193 To: HUNTINGTON HARBOUR SUN JOURNAL 09/14/2023, 09/21/2023, 09/28/2023 **Huntington Harbour Sun Journal 9/14,21,28/2023-134655** TS No: CA08000787-22-2 APN: 112-742-08 TO No: 230160271-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 8, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 16, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that

certain Deed of Trust recorded on November 13, 2006 as Instrument No. 2006000765511, of official records in the Office of the Recorder of Orange County, California, executed by DONALD JOE JORDAN A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for NATIONPOINT A DIVISION OF NATIONAL CITY BANK as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8954 CANARY AVE, FOUNTAIN VALLEY, CA 92708 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the re-

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maining 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.&nbsp; 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 \$683,655.37 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the 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,

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if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000787-22-2. 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.&nbsp; Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08000787-22-2 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 30, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000787-22-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0440129 To: HUNTINGTON HARBOUR SUN JOURNAL 09/14/2023, 09/21/2023, 09/28/2023 **Huntington Harbour Sun Journal 9/14,21,28/2023-134660**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BONNIE DIANE HARRIS**  
CASE NO. 30-2023-01345600-PR-LA-CMC  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BONNIE DIANE HARRIS  
A PETITION FOR PROBATE has been filed by JUNE VAN STEINBURGH in the Superior

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Court of California, County of Orange.  
THE PETITION FOR PROBATE requests that JUNE VAN STEINBURGH 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 with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on 10/19/2023 at 1:30 PM in Dept. CM06 located at 3390 HARBOR BLVD COSTA MESA, CA 92626 COSTA MESA JUSTICE CENTER.  
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](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 (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for Petitioner: Christine Anne Chung (State Bar No. 252605), Law Offices of Christine Chung  
2522 Chambers Road,

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Suite 113  
Tustin, CA 92780  
Telephone: (949) 529-1480  
9/14, 9/21, 9/28/23  
**CNS-3737242#**  
**SEAL BEACH SUN**  
**Seal Beach Sun 9/14,21,28/23-134663**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01341478**  
TO ALL INTERESTED PERSONS: Petitioner: MEHDI SALEHI has filed a petition with this court for a decree changing names as follows: MEHDI SALEHI to MATT SALEHI. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
10/03/2023 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive W  
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:  
Sun Journal  
DATE: 08/10/2023  
Judge Layne Melzer  
Judge of the Superior Court  
**Seal Beach Sun 8/24,31,9/7,14/23-134170**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01343696**  
TO ALL INTERESTED PERSONS: Petitioner: RENE ALVERENTO CLEAVES has filed a petition with this court for a decree changing names as follows: RENE ALVERENTO CLEAVES to RENA AYERS. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
09/28/2023 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive W  
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: 08/22/2023  
Judge Layne Melzer  
Judge of the Superior Court  
**Seal Beach Sun 8/31,9/7,14,21/23-134372**

Legals-SB

**NOTICE OF SALE**  
In accordance with the provisions of the California Uniform Commercial Code, there being due and unpaid storage for which EYK, a California limited partnership dba REGENCY VILLA MOBILE-HOME PARK, is entitled to a lien as Warehousemen on the goods hereinafter described, and due notice having been given to parties known to claim an interest therein, and the time specified in such notice for payment of such charges having expired, notice is hereby given that these goods will be sold at public auction in Orange County at 15111 Bushard Street, Space 125, Westminster, California 92683 on September 22, 2023 at 10:00A.M.  
The property to be sold consists of a 1974 Fuqua Townhome mobilehome, Decal No. LBJ9311, Serial Nos. S8541U and S8541X and including any "household goods" contained within, owned by Timothy John Keely. The storage due is \$16,211.68 plus additional daily storage charges of \$29.36 plus actual utilities consumed, and other incidental processing or transportation charges incurred after July 19, 2023, including, without limitation, attorneys' fees and costs of publication.  
Dated this 29th day of August 2023 at Mission Viejo, California.  
By /s/VIVIENNE J. ALSTON  
Alston, Alston & Diebold  
Authorized Agents for EYK 9/7, 9/14/23  
**CNS-3735001#**  
**HUNTINGTON HARBOUR SUN-JOURNAL**  
**Huntington Harbour Sun Journal 9/7,14/23-134510**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01342891**  
TO ALL INTERESTED PERSONS: Petitioner: ANDREA MARIENLYONELL-PINE DOMINGUEZ has filed a petition with this court for a decree changing names as follows: ANDREA MARIENLYONELL-PINE DOMINGUEZ to ANDREA MARIENLYONELL-PINESRAINEYLAPO-IZLAZULIMOON DOMINGUEZ. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
10/10/2023 at 8:30 a.m.  
K100 REMOTE  
Central Justice Center  
700 Civic Center Drive W  
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: 08/18/2023  
Judge Peter J. Wilson  
Judge of the Superior Court  
**Seal Beach Sun 9/7,14,21,28/23-134580**

Legals-SB

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on October 3, 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 locations:  
**6942 Garden Grove Blvd, Westminster Ca, 92683 (714) 897-6221**  
**3:00 Pm**  
Binh Lam  
Statue  
Dennis Chastain  
Clothes Toolboxes  
Daniel Lucero  
Car Parts Household Items  
Linda Cox  
Household Items  
Brian Robinson  
Records Minor Musical Equipment Clothes  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
9/14, 9/21/23  
**CNS-3736372#**  
**HUNTINGTON HARBOUR SUN-JOURNAL**  
**Huntington Harbour Sun Journal 9/14,21/23-134557**

**Notice of Public Sale**  
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday September 27, 2023 at 2:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at [www.selfstorageauction.com](http://www.selfstorageauction.com).  
Chad Michael Crisafi  
Cindy A Cecere  
Daniel Jacob Houston  
Deborah A Mundy  
Sedona R Grover  
Gabrielle L Eddy  
Gabrielle L Eddy  
Sergio Murguia  
Cherine A Guirguis  
Leonardo C Valente  
Claudette Renee Burke  
Jacqueline M Gates  
Tiffany M Baker  
Robert A Stephen  
Sherri L Drum  
Sherri L Drum  
Jacqueline M Gates  
Jacqueline M Gates  
Jacqueline M Gates  
Juvy T Benitez  
Michael Charles S Stevens  
Marco E Perez  
Marco E Perez  
Gabrielle L Eddy  
Johnny R Smith  
Enrique Salazar  
Kathleen R Huston  
Gabrielle L Eddy  
All sales are subject to prior or cancellation. All terms, rules and regulations are available online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Dated this September 07, 2023 and September 14, 2023 by Seaciff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 9/7, 9/14/23  
**CNS-3736401#**  
**HUNTINGTON HARBOUR SUN-JOURNAL**  
**Huntington Harbour Sun Journal 9/7,14/23-134558**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DOMINGO LEON**  
**CASE NO. 30-2023-01346762-PR-PW-CMC**  
To all heirs, beneficiaries, creditors, contingent cred-

Legals-SB

itors, and persons who may otherwise be interested in the will or estate, or both, of DOMINGO LEON.  
A Petition for PROBATE has been filed by: LIVIA LEON in the Superior Court of California, County of ORANGE.  
The Petition for Probate requests that LIVIA LEON 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:  
**OCT 25, 2023 at 1:30 PM in Dept. CM5, 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

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for Special Notice form is available from the court clerk.  
Attorney for petitioner: ARIANA A. BURRIS, ESQ. & SARAH BREWSAUGH, ESQ.  
BURRIS LAW APC  
488 S. GLASSELL ST., ORANGE, CA 92866.  
(714) 941-8122.  
**Seal Beach Sun 9/14,9/21,9/28/2023-134688**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01346607

TO ALL INTERESTED PERSONS: Petitioner: MICHAEL HUYNH filed a petition with this court for a decree changing names as follows: MICHAEL HUYNH to RYAN WALKER. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/07/2023 at 8:30 a.m.

K100 REMOTE

Central Justice Center  
700 Civic Center Drive W  
Santa Ana, CA 92701  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:

Seal Beach Sun

DATE: 09/06/2023

Judge Layne Melzer

Judge of the

Superior Court

**Seal Beach Sun**

**9/14,21,28,10/5/23-**

**134701**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01343036

TO ALL INTERESTED PERSONS: Petitioner: SHANNON MAE VOSS filed a petition with this court for a decree changing names as follows: SHANNON MAE VOSS to SHANNON MAE LEPE. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

10/26/2023 at 8:30 a.m.

D100 REMOTE

Central Justice Center  
700 Civic Center Drive W  
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

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DATE: 09/05/2023

Judge Layne Melzer

Judge of the

Superior Court

**Seal Beach Sun**

**9/14,21,28,10/5/23-**

**134702**

**ORDINANCE 1706 AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING SECTION 11.4.05.115 OF CHAPTER 11.4.05 OF PART IV OF TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:**  
**Section 1.** Pursuant to California Government Code Sections 65852.2, 65852.22 and 65852.26, California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs") in single-family and multifamily residential zones, subject to specified criteria, but since 2020 has increasingly limited the scope of development standards that cities may impose on this type of housing based on the State's determination that ADUs and JADUs provide a source of affordable housing to assist in remedying the State's severe housing crisis. **Section 2.** Procedural Findings. The City Council of the City of Seal Beach does hereby find, determine, and declare that: A. On October 24, 2022, the City Council adopted Ordinance No. 1699, amending the standards applicable to ADUs and JADUs in accordance with the requirements of the California Planning and Zoning Law. B. In accordance with Government Code Section 65852.2(h)(1), the City submitted Ordinance No. 1699 to the California Department of Housing and Community Development for review and comment; and on February 16, 2023, the California Department of Housing and Community Development provided comments on Ordinance No. 1699 with recommendations for modifications to the Ordinance. C. The City has considered the comments received from the California Department of Housing and Community Development, and prepared revisions to the ADU Ordinance. D. On July 17, 2023, the Planning Commission considered this Ordinance at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or against this matter. E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 23-12, recommending approval of this Ordinance by the City Council. F. The City Council, at a regular meeting, considered this Ordinance on August 14, 2023, at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or against this matter. G. Following the public hearing, the City Council considered the entire record of information received at the public

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hearings before the Planning Commission and City Council. **Section 3.** Findings. In approving the proposed Zoning Code amendment, the City Council hereby makes the following findings that the Ordinance is consistent with the General Plan as follows: A. The proposed Code Amendment is consistent with the following General Plan Land Use Element Goals and Policies in that accessory dwelling units improve and expand housing opportunities and housing choice: 1. Features of the Community: A goal of the City is to maintain and promote those social and physical qualities that enhance the character of the community and the environment in which we live. 2. Housing: It is to be a goal of the City to preserve its low- and medium-density residential character while still providing a wide choice of living accommodations and lifestyles for its residents. B. The proposed Ordinance is consistent with the following City's General Housing Element Goals and Policies in that it will: facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents; assist in the development of adequate housing to meet the needs of low- and moderate-income households; address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing; and encourage more efficient energy use in residential developments. 1. Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents. The proposed Ordinance will allow and facilitate the provision of a broader spectrum of ADUs and hence housing types available to lower income, senior and special needs households. 2. Program 1h: Accessory Dwelling Units: Accessory dwelling units can provide affordable housing options for a wide range of household types, many of which may have very low- or extremely low-incomes. The City will continue to encourage ADU production consistent with State law, which shall include: (1) revisions and updates to the City's adopted ADU Ordinance as needed for consistency with State law; and (2) website updates to explain the permitting process in simplified terms and offer direction to the resources offered through the State and other agencies as applicable. The proposed Ordinance will continue to allow Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) consistent with State law. 3. Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households. The proposed Ordinance will allow and facilitate the provision of ADUs thereby adding additional housing units available to low- and moderate-income households. 4. Policy 2a: Expand housing opportunities for households with special needs, such as the elderly, disabled, large households, female-headed households, and the homeless. The proposed Ordinance will allow and facilitate the provi-

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sion of ADUs thereby adding additional housing units available to households with special needs, such as the elderly, disabled, large households, female-headed households, and the homeless. 5. Policy 2b: Provide incentives for and otherwise encourage the development of new affordable housing for low- and moderate-income households, including extremely-low-income persons. The proposed Ordinance will facilitate and incentivize the provision of a broader spectrum of ADUs, through relaxed development standards, and hence encourage the development of additional housing available in particular to lower-income households. 6. Policy 2d: Encourage construction of low- and moderate-income housing to sites that are: located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities; adequately served by public utilities; adequately served by police and fire protection; compatible with surrounding existing and planned land uses; minimally impacted by noise, flooding, or other environmental constraints; and outside of areas of concentrated lower-income households. The proposed Ordinance will facilitate and incentivize the provision of a broader spectrum of ADUs throughout all the City's residential communities thereby assuring they are allowed and encouraged in areas appropriate for residential use in a manner that does not result in undue concentration of lower income households. C. The proposed amendments are also consistent with Chapter 3 of the Coastal Act, will not have an impact either individually or cumulatively on coastal resources, and do not involve any change in existing or proposed use of land or water. **Section 4.** Section 11.4.05.115 (Accessory Dwelling Units) of Chapter 11.4.05 (Standards for Specific Uses) of Part IV (Regulations Applying in Some or All Districts) of Title 11 (Zoning) of the Seal Beach Municipal Code is hereby amended in its entirety to read as follows: **"Sec. 11.4.05.115. - Accessory dwelling units.** A. Purpose and applicability. The purpose of this chapter is to implement the requirements of Government Code Sections 65852.2 and 65852.22 to allow accessory dwelling units and junior accessory dwelling units in a manner that encourages their development but simultaneously minimizes impacts on traffic, parking, density, and other areas where the City is still permitted to exercise local control. B. Definitions. For the purposes of this section, the following definitions apply. Terms and phrases not defined in this section shall have the meaning ascribed to them in Section 11.6.05.010. In the event of any conflict or inconsistency between these definitions and the definitions contained in Section 11.6.05.010 or any other provisions of this code, the following definitions shall take precedence. 1) "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It shall include per-

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manent provisions for living, sleeping, eating, cooking (including a kitchen as defined herein), and sanitation on the same parcel as the primary dwelling is situated. An accessory dwelling unit also includes efficiency units, as defined in Section 17958.1 of Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code. 2) "Attached accessory dwelling unit" or "attached ADU" means an ADU that is constructed within or attached to an existing or proposed Primary Dwelling and shares a common wall with the Primary Dwelling. 3) "Detached accessory dwelling unit" or "detached ADU" means an ADU that is constructed as a separate structure from an existing or proposed Primary Dwelling, which does not share any walls with the Primary Dwelling. 4) "Existing structure" means an existing single-family dwelling, multifamily dwelling, or accessory structure that can be safely converted into habitable space under the California Building Standards Code, as amended by the City, and other applicable law. 5) "High Quality Transit Corridor" means a "high-quality transit corridor" as defined in Section 21155 of the Public Resources Code as the same may be amended from time to time. 6) "Junior Accessory Dwelling Unit" or "JADU" has the same meaning ascribed in Government Code Section 65852.22, as the same may be amended from time to time. 7) "Major Transit Stop" means a "major transit stop" as defined in Section 21155 of the Public Resources Code as the same may be amended from time to time. 8) "Mixed use," for the purposes of this section only, means property within a mixed use zone identified within Chapter 11.2.10 of the Municipal Code where residential uses are permitted by-right or by conditional use. 9) "Multifamily Dwelling," for purposes of this section only, means a property containing two (2) or more attached dwelling units. Multiple separate single-family residential structures on the same lot do not qualify as a multifamily dwelling. Single-family dwellings with an ADU, JADU, or both do not qualify as a multifamily dwelling. 10) "Nonconforming zoning condition," for purposes of this section only, means a physical improvement on a property that does not conform with current zoning standards. 11) "Primary Dwelling," for purposes of this section only, means the existing or proposed single-family dwelling or multifamily dwelling on the lot where an ADU would be located. 12) "Public transit," has the meaning ascribed in Government Code Section 65852.2(j), as the same may be amended from time to time. 13) "SB 9" or "Senate Bill 9" means Government Code Section 65852.21(b) and 66411.7(c), as adopted by Senate Bill 9, Chapter 162, Stat. 2021, as the same may be amended from time to time. 14) "Statewide Exemption ADU" means an ADU allowed by right pursuant to Government Code Section 65852.2(e). C. Permits Required. In addition to other requirements of this section, all accessory dwelling units and junior accessory dwelling units

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shall be subject to the following ministerial requirements. 1) Zoning Conformance Review. Accessory dwelling units and junior accessory dwelling units consistent with the requirements of this section are allowed by-right on a lot that is zoned to allow single family use or multifamily residential use. A JADU shall only be allowed within an existing or proposed single family dwelling. An application for zoning conformance review shall be submitted to the Community Development Department on the City-approved form concurrently with the building permit application, for confirmation of single-family or multifamily zoning by the Director or designee. 2) Building Permit. A building permit application is required to be filed with the Building and Safety Division. Approval of a building permit is required for construction of an ADU, and all accessory dwelling units and junior accessory dwelling units shall comply with all applicable Building Code requirements. 3) Nonconforming Zoning Code Conditions, Building Code Violations and Unpermitted Structures. a) Except as otherwise required by this Section, all construction, structural alterations or additions made to create an ADU or JADU shall comply with current development standards and building, electrical, fire, plumbing and mechanical codes. b) An ADU or JADU application shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit. c) Unpermitted ADUs constructed before 2018. i. As required by State law, the City may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds: (A) The ADU violates applicable building standards, or (B) The ADU does not comply with the state ADU law (Government Code section 65852.2) or this Section. ii. Exceptions: (A) Notwithstanding subsection (c)(i) above, the City may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the City makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure. (B) Subsection (c)(i) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920. d) Notwithstanding any other provision of this Section, Subsections (a) through (c) shall not operate to legalize any nonconforming conditions, Building Code violations or unpermitted structures, and shall not prevent the City from requiring compliance with all applicable Code provisions when reviewing an application related to a primary dwelling unit or other accessory structure that does not include an ADU or JADU. D. Statewide Exemption ADUs. 1) Pursuant to Government Code Section 65852.2(e), upon Zoning Conformance Review, the City shall ministerially approve

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an application for a building permit within a residential or mixed use zone, to create any of the following: a) ADU and JADU within Single-Family Dwelling and ADUs within Existing Accessory Structures. One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply: i. The JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling (including any attached garage). ii. The ADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling (including any attached garage) or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions of the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. ADUs constructed within the footprint of a proposed space of a single-family dwelling, existing space of a single-family dwelling (including any attached garage) or existing space of an accessory structure shall not be subject to a maximum square-footage of living area. iii. The ADU has an exterior access from the proposed or existing single-family dwelling. Interior access between the primary unit and the ADU shall be prohibited. iv. The side and rear setbacks are sufficient for fire and safety. v. The JADU complies with the requirements of Government Code Section 65852.22 and with the requirements set forth in subsection (F) of this section. b) Detached new construction ADU for Single-Family Dwelling. One detached, new construction ADU for a lot with a proposed or existing single-family dwelling if all of the following apply. The ADU may be combined with a JADU described in subsection (D)(1)(a) of this section. i. The ADU shall be no more than 800 square feet in size. ii. The ADU shall not exceed a height limit of 16 feet, or a height of 18 feet for an ADU within one-half mile walking distance of a "major transit stop" or "high-quality transit corridor". iii. The ADU shall be setback a minimum of four feet from side and rear lot lines. However, in districts which allow lesser side setbacks, the lesser shall apply. c) ADUs on Parcel with Existing Multifamily Dwelling. A property owner may be allowed to develop ADUs on a lot in accordance with only one of the following two categories (i or ii): i. ADU within Non-Livable Space in Existing Multifamily Dwelling. One ADU within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. If requested, multiple ADUs shall be allowed, within non-livable space, but the total number of ADUs allowed shall not exceed 25 percent of the existing multifamily dwelling units in the structure; or ii. Detached New Construction ADUs for Existing Multifamily Dwelling. Not more than two detached ADUs located on a lot that has

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an existing multifamily dwelling, subject to a height limit of 16 feet and minimum four-foot rear yard and side setbacks. However, in districts which allow lesser side setbacks, the lesser shall apply. For lots that are within one-half mile walking distance of a “major transit stop” or a “high-quality transit corridor”, or for lots that have a multifamily dwelling that is also multistory, the detached ADU is subject to a height limit of 18 feet. Multi-ple separate single-family structures on the same lot do not qualify as a multi-family dwelling.2)Lot Split Pursuant to Senate Bill 9 In the event that a property owner in a single-family zone obtains approval of a lot split pursuant to Senate Bill 9, any existing or proposed ADU or JADU shall count toward the maximum two units allowed on each lot resulting from the lot split.E. ADUs not subject to Statewide Exemption.1)Pursuant to Government Code Sections 65852.2(a) through (d), for an (D), approval of Zoning Conformance Review and a building permit shall be required in accordance with this subsection.2)All ADUs shall satisfy the requirements of Title 8, Building and Construction, of the Seal Beach Municipal Code. A building permit application is required to be filed with the Building Division and approved by the Building Official or designee. If demolition of a detached garage is proposed as part of the construction of an ADU, a demolition permit application shall be filed concurrently with the Building Division and approved by the Building Official or designee at the same time as the building permit.3)In accordance with State law, ADUs are an accessory use or an accessory structure to the Primary Dwelling on the lot. ADUs shall not be considered to exceed the allowable density for the lot.4)The Community Development Director shall ministerially review and approve an application for Zoning Conformance Review of a proposed ADU, provided that the submitted application is complete and demonstrates that the ADU complies with the requirements contained in this chapter and any other applicable law. A public hearing is not required.5)Accessory dwelling unit applications for Zoning Conformance Review and building permit review subject to ministerial approval shall be processed within the timelines established by California Government Code Section 65852.2. The City shall act upon the Zoning Conformance Review and building permit within 60 days of receiving the application, or as the deadline required by Government Code Section 65852.2, as the same may be amended from time to time. Any required demolition permit shall be processed within the same 60-day period. Notice of decision on the application shall be mailed to the applicant. The decision of the Community Development Director on Zoning Conformance Review shall be final. The building permit application and any required demolition permit application shall be reviewed in accordance with the Building Code.6)Where an accessory dwelling unit application for an ADU is submitted with an application for

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a Primary Dwelling that is subject to discretionary review under Title 9 of the Seal Beach Municipal Code, the accessory dwelling unit application shall be processed in accordance with this section, separately without discretionary review or a public hearing, following action on the portion of the project subject to discretionary review.7)Lot Split under SB 9. In the event that a property owner in a single-family zone obtains approval of a lot split pursuant to Senate Bill 9, any existing or proposed ADU or JADU shall count toward the maximum two units allowed on each lot resulting from the lot split.F.Standards for ADUs. Except those ADUs approved pursuant to subsection (D)(1) of this section (Statewide Exemption ADUs), ADUs shall comply with the following development standards:1)Location Restrictions: One ADU shall be allowed on a lot with a proposed or existing Primary Dwelling that is zoned to allow single family or multi-family residential use. 2)Development Standards:a)Size restrictions. i.Attached ADU (Existing Primary Dwelling): ADU shall not exceed the lesser of: 1) fifty percent (50%) of the gross floor area for the Primary Dwelling or 2) 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if it contains more than one bedroom. Notwithstanding the above, an ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU.ii.Attached ADU (New Primary Dwelling): ADU shall not exceed 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if more than one bedroom. Notwithstanding the above, an ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU.iii.Detached ADU: ADU shall not exceed 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if more than one bedroom, whichever is less. Notwithstanding the above, an ADU with a gross floor area between 1,001 and 1,200 square feet is allowed provided a minimum of one parking space is provided for the ADU.iv.In no case shall the gross floor area of an ADU be less than that of an “efficiency unit” as defined in Health and Safety Code Section 17958.1. b)Height restrictions. A newly constructed ADU shall not exceed sixteen (16) feet in height, except as provided in subparagraphs (i) through (iv).i.A newly constructed detached ADU shall not exceed eighteen (18) feet in height when the lot is located within one-half mile walking distance of a “major transit stop” or “high-quality transit corridor”, as those terms are defined by State law; and two additional feet shall be allowed if necessary to accommodate a roof pitch in the ADU that is aligned with the roof pitch of the primary dwelling unit. ii.A newly constructed detached

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multistory multifamily dwelling.iii.A newly constructed attached ADU shall not exceed twenty-five (25) feet or the height limit applicable to the primary dwelling, whichever is lower. This clause shall not require the City to allow an accessory dwelling unit to exceed two stories.iv.A detached ADU may be constructed above an existing detached accessory structure including a detached garage, subject to the height limits of the underlying zone and the size restrictions in subsection (F)(2)(a)(iii), subject to recordation of a declaration of restrictions, in a form approved by the City Attorney, agreeing to maintain the existing garage as functionally available for parking.c)Setbacks. i.No setback shall be required for an ADU that is within a legally Existing Structure or new ADU that is constructed in the same location and with the same dimensions as a legally Existing Structure. For all other ADUs, the required minimum setback from side and rear lot lines shall be four feet, except in districts which allow lesser side setbacks, in which case the lesser shall apply.ii.An ADU shall comply with all required front yard setbacks otherwise required by the Seal Beach Municipal Code, except where the application of the front setback regulations would not permit construction of an 800 square foot ADU with four-foot side and rear yard setbacks, except in districts that allow lesser side setbacks, in which case the lesser shall apply. In this exception, the ADU may encroach into the front setback only to the extent needed to construct a maximum sized unit of 800 square feet. In the RLD-15 zone, where a second-floor step-back in the front is required given the small lots and reduced setbacks of that zone, in order to maintain the required second-floor step-back and a consistent development pattern in that neighborhood, when an ADU is proposed on the second floor, in cases where a second floor does not already exist, the ADU shall be developed above the rear portion of the primary structure and the wall of the ADU closest to the rear property line shall be uniform in placement to the rear wall of the primary structure. In cases where a second floor does already exist, the ADU shall be constructed contiguous to the second-floor section of the primary residence.d)Minimum Distance - Detached ADU. In accordance with Table 11.2.05.05 of Section 11.2.05.015 of this title (Minimum Distance Between Buildings on the Same Lot), the minimum distance between a detached ADU and the primary dwelling on the same lot shall not be less than 6 feet. The six-foot distance shall be measured from the nearest point of any portion of the ADU to the primary dwelling. Notwithstanding the foregoing, this provision shall not preclude construction of an ADU that is at least 800-square feet in size.e)Lot coverage. An accessory dwelling unit that is 800 square feet or less, consistent with the height requirements in section 11.4.05.115 (F)(2)(b), and compliant with a minimum four-foot side and rear setback (or such lesser side or rear setbacks required under

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the zoning district), shall be considered consistent with all city development standards, irrespective of any other municipal code limitations governing lot coverage, floor area ratio, open space, or front yard setback. For any other accessory dwelling unit, lot coverage, floor area ratio, open space, and front yard setback requirements for the underlying zone shall apply. f)Design. A newly constructed ADU shall have the same design, colors and materials and architectural details (including windows and roof pitch) of the Primary Dwelling, and shall comply with any objective design standards adopted by the City that are applicable to the zoning district or Specific Plan area where the ADU is located. g)Access. An ADU shall have a separate exterior access. An ADU above a detached garage may be accessed by an exterior staircase. Interior access between the primary unit and the ADU shall be prohibited. h)Fire sprinklers. ADUs are required to provide fire sprinklers if required for the Primary Dwelling. i)Historic resources. An ADU that has the potential to adversely impact any historical resource listed on the California Register of Historic Resources, shall be designed, and constructed in accordance with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings” found at 36 CFR 68.3, as the same may be amended from time to time. An ADU shall also comply with all local historic register requirements, as well as all objective local requirements, ordinances, or Specific Plans that pertain to historic resources.3)Parking Requirements: a)Except as otherwise provided in subparagraph (b) and (c) of this Subsection (F)(3), in addition to the off-street parking space(s) required for the Primary Dwelling, one off-street parking space shall be provided for each ADU.b)Exception. If an ADU does not exceed the lesser of either 850 square feet in gross floor area if it contains one or fewer bedrooms or 1,000 square feet in gross floor area if more than one bedroom, an additional off-street parking space is not required for such ADU if any of the following provisions are met.i.The ADU is located within one-half mile walking distance of Public Transit; or ii.The ADU is located within an architecturally and historically significant historic district; or iii.The ADU is an attached ADU proposed with a new single-family development, or a proposed conversion of an existing Primary Dwelling or accessory structure; or iv.The ADU is located in an area where on-street parking permits are required but not offered to an ADU occupant; or v.The ADU is located within one block of a city-approved and dedicated parking space for a car share vehicle.c)When the ADU is created by converting or demolishing a garage, carport or covered parking structure, replacement of parking space(s) eliminated by the construction of the ADU shall not be required as long as the ADU remains in use as a legal ADU.4) Other provisions:a)Recreational trail-

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ers are not permitted to be used as ADUs. This includes, but is not limited, to recreational vehicles, campers, camping trailers and mobile/motor homes. G.Standards for JADUs. In accordance with the standards set forth in Government Code Section 65852.22, JADUs shall comply with the following requirements, unless State law is amended to set forth different standards in which case State law standards will govern:1)A JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of gross floor area. The gross floor area of a shared sanitation facility (bathroom) shall not be included in the maximum gross floor area of a JADU.2)A JADU must be contained entirely within the walls of the existing or proposed single-family dwelling. For purposes of this subsection, an attached garage is considered to be within the walls of the existing or proposed single-family dwelling. 3) A separate exterior entry from the main entrance to the single-family dwelling shall be provided to serve a JADU.4)A JADU may include a separate sanitation facility (bathroom), or may share sanitation facilities (bathroom(s)) with the existing single-family dwelling. If a JADU does not include a separate bathroom, the JADU shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area shared with the primary unit.5)A JADU shall include an efficiency kitchen which shall meet the requirements of Government Code Section 65852.22.6) No additional parking is required for a JADU. H.Covenant required. Prior to the issuance of a Certificate of Occupancy for the ADU or JADU, the property owner shall record a declaration of restrictions, in a form approved by the City Attorney, placing the following restrictions on the property, the property owner, and all successors in interest:1)Except as otherwise required by Government Code Section 65852.26, the ADU or JADU shall not be sold, transferred, or assigned separately from the Primary Dwelling, but may be rented.2)The ADU shall not be used for short-term rentals for less than 30 consecutive days.3)If there is a JADU on the property, either the JADU or Primary Dwelling shall be occupied by the owner of record.4)For any ADU permitted on or after January 1, 2025, either the ADU or Primary Dwelling shall be occupied by the owner of record. I.Fees and utility connections.1)ADUs and JADUs shall have adequate water and sewer services. These services may be provided from the water and sewer points of connection for the Primary Dwelling and not be a separate set of services, unless the local water and sewer service provider requires a new or separate utility. For an ADU that is not a conversion of an existing space, a separate utility connection directly between the accessory dwelling unit and the utility may be required. Consistent with Government Code Section 65852.2(f), the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed

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accessory dwelling unit.2)The owner of an ADU or JADU shall be subject to the payment of all sewer, water and other applicable fees, including impact fees set forth in Government Code Section 66000 et seq., except as follows: a)ADUs that are less than 750 square feet shall not be subject to impact fees.b)ADUs that are 750 square feet or more shall be charged impact fees that are proportional in relation to the square footage of the Primary Dwelling unit. J.Fire safety requirements. The construction of all new accessory dwelling units shall meet minimum standards for fire safety as defined in the Building Code of the City of Seal Beach and the Fire Code of the City of Seal Beach, as the same may be amended by the City from time to time. All applications for accessory dwelling units in areas designated as high or very high fire hazard zones shall be reviewed by the Building Official and Fire Marshal to ensure the standards for fire safety as defined in the Building Code of the City of Seal Beach and the Fire Code of the City of Seal Beach will be met. Fuel modification treatments (clearing requirements) will be greater for those properties in high and very high fire hazard severity zones, which may be characterized by steeper terrain, larger and denser fuels, fuels that are highly volatile, and subject to frequent fires. Clearing requirements shall meet the State’s “General Guidelines for Creating Defensible Space.”Section 5.California Environmental Quality Act Exemption. The City Council determines that this ordinance is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because this zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Section 15282(h). To the extent that any provisions of this ordinance are not exempt pursuant to Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Section 6.Submittal of Ordinance. The Community Development Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within 60 days after adoption of this Ordinance.Section 7.Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion

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thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional. Section 8. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law. Section 9.Effective Date. This Ordinance shall take effect thirty (30) days after passage. INTRO-DUCED at a regular meeting of the City Council of the City of Seal Beach held on the August 14, 2023, PASSED, APPROVED and ADOPTED with a 5-0 vote by the Seal Beach City Council at a regular meeting held on the 11th day of September 2023. Seal Beach Sun 9/14/2023-134793

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20236671589**  
**a) RAISING JAKE STUDIOS b) RJ STUDIOS,**  
10832 WALNUT STREET, LOS ALAMITOS, CA 90720-2320. County: Orange. This is a New Statement. Registrant(s): JEFFREY A. RIPPE, 10832 WALNUT STREET, LOS ALAMITOS, CA 90720-2320. Have you started doing business yet? YES, 08/29/2023. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ JEFFREY RIPPE. 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 as filed with the County Clerk of Orange County on 09/06/2023.

**Seal Beach Sun 9/14,21,28,10/5/23-134812**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 30-2023-01348276**  
TO ALL INTERESTED PERSONS: Petitioner: ANGELA KASSELL-BROWN filed a petition with this court for a decree changing names as follows: ANGELA KASSELL-BROWN to ANGELA KASSELL. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
10/24/2023 at 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive W  
Santa Ana, CA 92701  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:  
Seal Beach Sun  
DATE: 09/12/2023  
Judge Layne Melzer  
Judge of the Superior Court  
**Seal Beach Sun 9/14,21,28,10/5/23-134813**