

CLASSIFIEDS

Classified space and copy deadline is Tuesday at 12:00 p.m.
562-430-7555

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGE L. DAVIS CASE NO. 30-2024-01381067-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 GEORGE L. DAVIS.

A PETITION FOR PROBATE has been filed by MARK DAVIS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MARK DAVIS 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

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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: 05/02/24 at 1:30PM in Dept. CM06 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.

Attorney for Petitioner JON A. SAN JOSE - SBN

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son 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 JON A. SAN JOSE - SBN

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151892
 LAW OFFICE OF JON SAN JOSE
 5000 E. SPRING ST., STE. 405
 LONG BEACH CA 90815
 Telephone (562) 498-8477
 3/7, 3/14, 3/21/24
CNS-3788553#
SEAL BEACH SUN
Seal Beach Sun
3/7,14,21/24-139899

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY C. KULLENBERG aka MARY KULLENBERG Case No. 30-2024-01381083-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 MARY C. KULLENBERG aka MARY KULLENBERG

A PETITION FOR PROBATE has been filed by Stephanie E. Harris in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Stephanie E. Harris 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

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any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on May 2, 2024 at 1:30 PM in Dept. No. CM06 located at 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) to appear

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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 credit-

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

Attorney for petitioner: NORMAN RASMUSSEN ESQ
 SBN 30583
 LAW OFFICES OF NORMAN RASMUSSEN
 11 GOLDEN SHORE STE 430
 LONG BEACH CA 90802
 CN104551 KULLENBERG Mar 7,14,21, 2024
Seal Beach Sun
3/7,14,21/24-139964

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT EUGENE FOELBER CASE NO. 30-2024-01374387-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or es-

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ate, or both of ROBERT EUGENE FOELBER. A PETITION FOR PROBATE has been filed by MARY E. MASSICH in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that MARY E. MASSICH 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 limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 04/04/24 at 1:30PM in Dept. CM06 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. Attorney for Petitioner E. LAWRENCE BROCK - SBN 92527

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KAYCEE R. LINK - SBN 347416 PROVENLAW, PLLC 216 W. ST. GEORGE BLVD., STE. 200 ST GEORGE UT 84770, Telephone (435) 688-9231 3/7, 3/14, 3/21/24 CNS-3790228# SEAL BEACH SUN Seal Beach Sun 3/7, 14, 21/24-140042

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01380386 TO ALL INTERESTED PERSONS: Petitioner: KELLI ELAINE WILHITE filed a petition with this court for a decree changing names as follows: KELLI ELAINE WILHITE to KELLI ELAINE HOLDER. 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

04/16/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 West Civic Center Drive Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 02/22/2024 Judge Layne H. Melzer Judge of the Superior Court

Huntington Harbour Sun Journal 2/29,3/7,14,21/2024-139794

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01381203 TO ALL INTERESTED PERSONS: Petitioner: ERIKA LEIGH ESTRADA filed a petition with this court for a decree changing names as follows: ERIKA LEIGH ESTRADA to LUX LEIGH MARSHALL. 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

04/18/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set

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for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 02/26/2024 Judge Layne Melzer Judge of the Superior Court Huntington Harbour Sun Journal 3/7,14,21,28/2024-140086

NOTICE OF SALE

In accordance with the provisions of the California Commercial Code and California Civil Code, there being due and unpaid storage for which Westminster Mobile Home Park is entitled to a Warehouse Lien on the mobilehome hereinafter described and due notice having been given to all parties claiming an interest therein and the time specified in such notice for payment of such having expired, NOTICE IS HEREBY GIVEN that the mobilehome hereinafter described will be sold to the highest bidder at public sale at Westminster Mobile Home Park, 14272 Hoover Street, Space No. 126, City Westminster, County of Orange, California, 92683 on the 1st day of April, 2024, at 10:00 A.M. The mobilehome to be sold in accordance with this notice is described as follows: Manufacturer: 90002 Skyline Homes Tradename: Palm Springs Model Year: 1983 Serial No: 23710314AT and 23710314BT HCD Decal No: LAD7187 The parties believed to claim an interest in the above-referenced mobilehome are: Minh Pham, aka Ngoc Minh Pham

The amount of the warehouse lien as of February 16, 2024, is \$16,528.96. The above sum will increase by the amount of \$38.90 per day for each day after February 16, 2024, until the date of sale, as well as any additional lien sale costs incurred. Said mobilehome will be sold "as is" and "where is," and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not limited to, the implied warranty of merchantability. Payment must be made at the time of the sale. Only money orders, cashier's checks or certified funds will be accepted. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space or to tenancy within Westminster Mobile Home Park and the home MUST be removed from the Park. The purchaser of the home may be responsible to pay unpaid taxes, fees, liens or other charges owed to the State of California and/or other governmental entities. Please note that the sale may be cancelled at any time, up to and including the time of the sale.

Dated this 4th day of March, 2024, at Cerritos, California. LAW OFFICES OF LARRY W. WEAVER, By: S/ Larry W. Weaver, Authorized Agent for Westminster Mobile Home Park

17777 Center Court Dr. N., Suite 260, Cerritos, CA 90703 (562) 924-0900 3/14, 3/21/24 CNS-3790929# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/14,21/24-140113

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01381474 TO ALL INTERESTED PERSONS: Petitioner: ALLISON JIA-AN LE filed a petition with this court for a decree changing names as follows: ALLISON JIA-AN LE to RYAN LE. 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

04/11/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun DATE: 02/27/2024 Judge Erick L. Larsh Judge of the Superior Court Seal Beach Sun 3/7,14,21,28/2024-140019

NOTICE OF SALE

In accordance with the provisions of the California Commercial Code and California Civil Code, there being due and unpaid storage for which Westminster Mobile Home Park is entitled to a Warehouse Lien on the mobilehome hereinafter described and due notice having been given to all parties claiming an interest therein and the time specified in such notice for payment of such having expired, NOTICE IS HEREBY GIVEN that the mobilehome hereinafter described will be sold to the highest bidder at public sale at Westminster Mobile Home Park, 14272 Hoover Street, Space No. 101, City of Westminster, County of Orange, California, 92683, on the 1st day of April, 2024, at 11:00 A.M. The mobilehome to be sold in accordance with this notice is described as follows: Manufacturer: Unknown Tradename: Panarama Model Year: 1963 Serial No: E602FKS21083 HCD Decal No: LBE2485 The parties believed to claim an interest in the above-referenced mobilehome are: Billy T. Hoang

The amount of the warehouse lien as of February 16, 2024, is \$21,385.31. The above sum will increase by the amount of \$39.94 per day for each day after February 16, 2024, until the date of sale, as well as any additional lien sale costs incurred. Said mobilehome will be sold "as is" and "where is," and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not

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limited to, the implied warranty of merchantability. Payment must be made at the time of the sale. Only money orders, cashier's checks or certified funds will be accepted. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space or to tenancy within Westminster Mobile Home Park and the home MUST be removed from the Park. The purchaser of the home may be responsible to pay unpaid taxes, fees, liens or other charges owed to the State of California and/or other governmental entities. Please note that the sale may be cancelled at any time, up to and including the time of the sale. Dated this 4th day of March, 2024, at Cerritos, California. LAW OFFICES OF LARRY W. WEAVER, By: S/ Larry W. Weaver, Authorized Agent for Westminster Mobile Home Park 17777 Center Court Dr. N., Suite 260 Cerritos, CA 90703 (562) 924-0900 3/14, 3/21/24 CNS-3790928# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/14,21/24-140114

NOTICE OF PUBLIC LIEN SALE

Notice is hereby given that Accurate Storage, LLC, located at 1011 Seal Beach Blvd., Seal Beach, CA 90740, (562)431-6424 intends to sell at public auction the personal property described below. The lien sale on said property will be held pursuant to section 21700-21716 of the Business & Professions Code, and provisions of Civil Code. The undersigned will sell at public auction by competitive bidding ending Thursday, April 4, 2024 at 3:00pm on www.storageauctions.net the following described goods: Miscellaneous household goods, furniture, mattress, refrigerator, microwave, lamps, miscellaneous containers of unknown content. These goods are the lien property of the following tenant: Terry McVerry. Items are sold AS IS WHERE IS and must be removed at the time of sale. Accurate Storage, LLC reserves the right to refuse any bid or cancel the auction. Regards, Julie Appling Office Manager Seal Beach Sun 3/14,21/2024 - 140159

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01372862-CUPT-CJC TO ALL INTERESTED PERSONS: Petitioner: FUXIN YANG filed a petition with this court for a decree changing names as follows: FUXIN YANG to ELAINE FUXIN YANG. 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.

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If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

04/24/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun DATE: 02/28/2024 Judge Layne Melzer Judge of the Superior Court Seal Beach Sun 3/21,28,4/4,11/2024-140407

T.S. No.: 23-10026 Notice of Trustee's Sale Loan No.: *****8985 APN: 935-75-070 You Are In Default Under A Deed Of Trust Dated 1/29/2022. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Linda E. Elliott, An Unmarried Woman Duly Appointed Trustee: Prestige Default Services, LLC Recorded 2/4/2022 as Instrument No. 2022000047634 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/10/2024 at 3:00 PM Place of Sale: front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange Amount of unpaid balance and other charges: \$53,031.78 Street Address or other common designation of real property: 8565 Fallbrook Cl 718C Huntington Beach California 92646 A.P.N.: 935-75-070 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the

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date of first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. 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 (877) 440-4460 or visit this Internet Website: https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 23-10026. 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 on the Internet Web site. 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 (877) 440-4460, or visit this internet website https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 23-10026 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

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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: 2/29/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Patricia Sanchez, Trustee Sale Officer

Seal Beach Sun 3/14,21,28/2024-140251

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000199

TO ALL INTERESTED PERSONS: Petitioner: ASHLEY MILLAR on behalf of KYRIE MILLAR, a minor, filed a petition with this court for a decree changing names as follows: KYRIE SONNY ANTHONY MILLAR to KYRIE SONNY ANTHONY OLIVARES. 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 06/13/2024 at 1:30 p.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive Orange, CA 92868

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

Huntington Harbour Sun Journal DATE: 02/23/2024

Judge Julie A. Palafox

Judge of the Superior Court

Huntington Harbor Sun Journal 3/21,28,4/4,11/2024-140419

T.S. No.: 22-6679

Notice of Trustee's Sale Loan No.: *****6101 APN: 222-152-01 You Are in Default Under A Deed Of Trust Dated 5/8/2007. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regard-

ing title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Daniel Tetter, An Unmarried Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 5/11/2007 as Instrument No. 2007000307388 in book --, page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2014000390788 and recorded on 09/26/2014. of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/15/2024 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$170,679.12 Street Address or other common designation of real property: 11051 Ticonderoga Dr Los Alamitos California 90720 A.P.N.: 222-152-01 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address

T.S. No.: 2023-01983-CA

A.P.N.:199-164-24 Property Address: 637 BEACH COMBER DRIVE, SEAL BEACH, CA 90740

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要。请仔细阅读。如果有任何疑问，请咨询律师。NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAP.

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/18/2006. 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.

Trustor: KIM A WELLS, A SINGLE WOMAN Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 09/22/2006 as Instrument No. 2006000634107 in book --, page-- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 04/24/2024 at 03:00 PM Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 403,885.60

NOTICE OF TRUSTEE'S SALE

dress or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

NOTICE OF TRUSTEE'S SALE

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 this property.

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 637 BEACH COMBER DRIVE, SEAL BEACH, CA 90740 A.P.N.: 199-164-24

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 403,885.60.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned

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) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-6679. 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 Web site. 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) 793-6107, or visit this internet website www.auction.com, using the file

a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2023-01983-CA 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 no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible 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: March 11, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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number assigned to this case 22-6679 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: 3/8/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Patricia Sanchez, Trustee Sale Officer

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NOTICE INVITING SEALED BIDS

NOTICE IS HEREBY GIVEN that the Sunset Beach Sanitary District, as AGENCY invites sealed bids for the below stated project and will receive sealed bids for the materials, supplies, equipment and/or services set forth herein, subject to all conditions outlined in the Bid Package.

Environmental Review: This project is determined to be a Class 3 (New Construction of Small Structures) Categorical Exemption pursuant to Section 15303 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for a project that is associated with the new construction of a single-family residence.

BROADWAY PUMP STATION BYPASS SEWER SUNSET BEACH, CA.

1. Obtaining Bid Documents: A copy of the Bid Package is available for purchase from the Office of the District Engineer upon payment of a \$220.00 nonrefundable fee if picked up, or payment of a \$250.00 nonrefundable fee if mailed. Please note that office hours are from 8:00am to 5:00pm, Monday through Friday. An electronic copy of the bid package is available for free. Request same by email from the District Engineer, jeantom3@verizon.net. Include your company name, address and phone number on the requesting email.

2. Job Walk: April 19, 2024 at 10:00am.

3. Bid Opening: May 1, 2024 at 7:00pm.

Sealed bids will be received at all times between 8:00 am and 5:00 pm, Wednesday through Friday, prior to the bid opening, at the Office of the District Engineer:

Thomas M. Dawes 6901 Vista Del Sol Drive Huntington Beach, CA. 92647 cell (714) 655-4811

on or before 5:00 pm, May 1, 2024. Bids may be delivered directly to the bid opening site between 5:30 pm and 7:00 pm on May 1, 2024. All bids must be received no later than 7:00 pm on May 1, 2024. All bids timely received will be publicly opened on May 1, 2024 at 7:00 pm, at the Women's Clubhouse located at 16812 Bayview Drive, Sunset Beach, CA. Bidders must clearly mark the outside of the sealed envelope containing their bid as follows: "BROADWAY PUMP STATION BYPASS SEWER, SUNSET BEACH, CA." Any bids received after the scheduled bid opening time will be returned unopened to the bidder.

Bidders are cautioned that parking is limited near the Women's Clubhouse and should allow themselves extra time to compensate.

Contractor's License: In accordance with the provisions of Section 3300 of the California Public Contract Code, the AGENCY has determined that the prime contractor for the Project ("Contractor") must possess a valid California Contractor's License A.

Failure to possess such license may render the bid non-responsive and bar the award of the contract to a non-responsive bidder.

Prevailing Wages: All Contractors and Subcontractors listed in the Bid Proposal must be registered with the Department of Industrial Relations (DIR) pursuant to Labor Code Section 1725.5. Electronic submission of certified payroll documentation to the DIR Compliance Monitoring Unit (CMU) is required under this code. In accordance with the provisions of Section 1770, et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined that the general prevailing rate of wages applicable to the Project will be not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." The Contractor shall pay to all persons employed on the Project and assure that its subcontractors will pay all persons they employ on the Project these wage rates. These documents may be obtained from the State. The Contractor shall carefully review the Davis-Bacon Requirements shown in Appendix J of the Contract Documents.

Bid Security: Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to SUNSET BEACH SANITARY DISTRICT. All bid bonds must be issued by a bonding company admitted and licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Personal or company checks are NOT acceptable.

Payment Bond and Performance Bond: The successful bidder must furnish to the District a payment bond and a performance bond, each in a form acceptable to the AGENCY, and in the amount of 100% of the contract amount.

Retention: In accordance with the contract for the Project ("Contract"), five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, approved securities equivalent to the amount withheld may be deposited with the AGENCY or with a state or federally chartered bank as the escrow agent, and AGENCY shall then pay such moneys to the Contractor. Refer to the Contract for further clarification.

Time of Completion and Liquidated Damages: The Time of Completion shall be 270 calendar days after the date of issuance of the Notice to Proceed by the District Engineer. Liquidated Damages in the amount of \$500.00 per calendar day shall be assessed for each day of unauthorized delay in completing the work.

Contact Person: Questions regarding this Notice Inviting Bids shall be directed to: Thomas M. Dawes, District Engineer, (714) 655-4811.

ALL BONDS PROVIDED SHALL BE ISSUED BY A BONDING COMPANY ADMITTED AND LICENSED TO DO BUSINESS IN THE STATE OF CALIFORNIA.

THE AGENCY RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALTY OR IRREGULARITY IN ANY BID AND TO TAKE ALL BIDS UNDER ADVISEMENT FOR A MAXIMUM PERIOD OF 60 DAYS. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER. NO BID SHALL BE CONSIDERED UNLESS IT IS PREPARED ON THE APPROVED PROPOSAL FORMS IN CONFORMANCE WITH THE INSTRUCTIONS TO BIDDERS.

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