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<p>1505 Ocean Avenue Furnished & renovated 1200sqft 2 bed, 2 bath, extra den, w/ deck + 2 car garage, available for 6 month lease minimum. Avail: 11/13/24 Rent: \$6000</p>	<p>116 Main Street #7 Upper level 1 bed w/ ocean views and balcony! Stainless steel, granite, new carpet. Parking avail for additional \$200/month. Avail: NOW Rent: \$2600</p>
<p>118 Termino Ave, LB Secluded 4 bed, 2 bath duplex with spacious front yard, ocean views in almost every room, and 1 car garage w/ EV charging! Avail: NOW Rent: \$4800</p>	<p>212 Main Street A-3 Office space available in prime location! Approx 400sqft open concept, with private secondary office or reception area. Avail: NOW Rent: \$1600</p>
<p>116 Main Street #3 Charming 1 bed, 1 bath second floor unit, remodeled, granite counters, microwave, refrigerator, street parking. Avail: NOW Rent: \$2300</p>	<p>1201 Ocean Ave #D Light and airy upstairs 2 bed, 1.5 bath, less than minutes away from sand. Hard surface flooring, ceiling fans, street parking. Avail: NOW Rent: \$2950</p>

TO VIEW PHOTOS VISIT
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SHANA KLISANIN
DRE#01196063

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RENTAL LINE: 562.343.4622

321 MAIN STREET, SEAL BEACH

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AMERICAN BEACHSIDE = BROKERS
816 Electric Avenue, Seal Beach

We're Placing The Beach Within Your Reach

Daily Ocean & Pier Views!
1001 Seal Way #2 Seal Bch Townhouse Style Apartment at 2 Huge P...
RENTED
Washer Dryer
Laundry & Tandem Carport
Rent: \$3500. Avail Now

Beautiful Serene Landscaping
320 12th Street #10, Seal Bch 2 Story Townhouse Style Apt 2 Large Bedrms, 1 1/2 Baths Lovely Granite Galley Kitchen Carport, Comm Laundry Rm Ceiling Fans/Freshly Painted Wetbar, 2 Upstairs Balconies
Rent: \$3395. Avail 10/3

Modern Luxury Design
700 Taper Drive, Seal Beach Sharp Edges, Tall Windows 4 Bedrms, 4 Baths & Den 2 Fireplaces and Rear Yard Lrg Glass Atrium and Decks Lrg Roof Deck, Water Views
Rent: \$8800. Available 10/1

Huntington Harbor Apt
16682 Algonquin St "C" Upstairs, 2 Bdrm, 1 Bath Laminate Floors, Fans Sep Dining Area, Stove Balcony, Cmn Laundry 1 Garage/1 Pkg Space
Rent: \$2595. Avail Now

Remodeled 1st Floor Apt
3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath New Kitchen & New Floors New Paint & New Lighting New Shower/Sinks & Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage
Rent: \$2995. Avail Now

1 Bdrm Apt w/ Carport
209 4th St, A Seal Beach First Floor, 1 Bed, 1 Bath Granite C...
RENTED
Washer Dryer
Laundry, Comm Laundry,
Rent: \$1950. Avail Now

Furnished 2 Story House
324 17th Street Seal Beach 3 Bdrm, 2.5 Baths, 2 Patios Full Kitchen w/Appliances Fireplace, 2 Parking Spcs Furniture & Washer/Dryer Utilities/wifi/cable Included
Rent: \$5500. Avail Oct. 1st

Ocean & Pier Views Daily!
1001 Seal Way #4 Seal Bch Townhouse Style Apartment at 2 Huge P...
RENTED
Washer Dryer
Laundry & Tandem Carport
Rent: \$3400. Avail Now

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ESOTERIC ASTROLOGY AS NEWS FOR WEEK OCT. 16 - 22, 2024

JUPITER RETROGRADES - CONTEMPLATION ON LOVING MORE

Jupiter, the planet of love and wisdom, and of all things good and benevolent, is retrograde in Gemini (thoughts, ideas, communication, interactions). Jupiter for the next four months is taking itself on a backwards journey, a back spin for a while. We will have a respite from the world. It will be like entering a vast library where we rest in the intelligence of the cosmos while listening to the teachings of the gods. With the light of Mercury (the Soul) in attendance, we gain needed wisdom.

During Jupiter's retrograde, we turn inward, as if entering a retreat or sanctuary. We realign goals, reorder our thoughts, ideas and refine our communication. Jupiter (from a star in the Big Dipper called Ray 2 of Love/Wisdom) calls us also to cultivate more love.

Jupiter retrograded at 21 degrees Gemini on Wednesday, October 9. It will retrograde for four months, turning direct February 4, 2025 at 11 degrees Gemini. Four months is a long retrograde!

During this time we will assess the truth regarding events in our world. Jupiter flows through Sagittarius, the sign of truth. When we have truth, love happens and wisdom appears. Truth is needed during our present Kali Yuga when the dark is allowed to be seen.

With Jupiter's retrograde in Gemini we focus on past thoughts, ideas and communications. We walk about in neighborhoods at sunset time, a time of reverie, talking with neighbors, being friends with everyone.

Wherever Jupiter is, there can be an excess of something. During Jupiter retro - we pull back from anything disproportionate. This allows for introspec-

RISA'S STARS

tion, and later assimilation. We turn inward, review the past year, reorganize our thinking (Gemini), realign our visions, hopes, wishes and dreams. We also realign our goals. What are they?

When planets retrograde, humanity is given a gift of time in order to contemplate, assess, ponder upon and reorganize our inner and outer selves. It is like the sign of Virgo - everything becomes ordered and organized, research is easy and missing information is revealed. We realign, release and rest in the quiet of the retrograde. As the truth dawns on us, disillusion is dispelled, inner hopes, wishes and dreams become more meaningful, we have visions of how they can be fulfilled. Jupiter offers us joy and guidance, playfulness and curiosity. And we are nourished like no other time of the year. During Jupiter retrograde, Pallas Athena opens a door to a room of higher wisdom that's been waiting for us.

ARIES: Relationships, partnerships, marriage, commitments, negotiations and contracts may be a bit adrift, shift and change. You will assess if there is anything needed to expand the good in each of these so everything becomes more successful and productive. Are new studies needed? Perhaps you will become a teacher or counselor. Work through all conflicts in order to attain more harmony and freedom.

TAURUS: Daily tasks will expand, details will be important, and a deeper sense of service will enter your life. For those seeking new employment, use this time to write down what work environment is most beneficial. What is ennobling for you? What empowers you? Rest and relaxation is needed each day at the

same time. Integrity and honesty are values you're teaching others. Tend to the animals who come your way. Expect change at the blink of an eye.

GEMINI: Questions posed in your mind during this deep, internal time will be about creativity and romance, having fun and children, pleasure, humor, love and warmth. You will find yourself retreating from many things in your life. Careful with investments and speculations. These are too risky at this time. Don't follow what the many around you believe. There is another reality for you to comprehend. Write a book, begin a journal, paint, write and draw. With wide open eyes.

CANCER: Great joy and benefits come forth through family, domestic comfort, the garden and nature all around you. There will be a need for security and safety, and thoughts on additions to the home - adding a room, adding to the family, enlarging the garden. Real estate may be on your mind. Some will buy or sell a home, redesign, redecorate and improve living spaces. Family traditions will be important and reinstated.

LEO: You will begin to understand deep complicated events from the past, situations, difficulties and problems. You will share with others what you know. You may write and author a book, take a class that helps you understand how to communicate with more care, observation and ease. Travel, local and close by, will be considered. Great intellectual benefits arise at this time. You expand and magnify all that you touch and ponder upon.

VIRGO: It's a perfect time to consider money and

resources, taxes, inheritances, burial rites, insurance and all things of value to you. Including any wounds you've experienced. This is a productive yet practical time. Certain talents will develop and increase your sense of self as useful and valuable. Any past monetary problems need a closer look. Begin a new budget and manage all resources in new ways. Invest in gold and silver. And title (so important to our well-being).

LIBRA: A new cycle of care and of new endeavors begins for you - a new destiny, actually. Greet each day with happiness. It's healing to arise at dawn and step outside. Allow the rays of the morning Sun to penetrate into your eyes. You can keep your eyes closed if needed, or open if possible. This sets up within your body the new, vibrant life cycle for the day. It heightens your perspective, your optimism and your ability to bring joy to the world. Say healing prayers in the Sun.

SCORPIO: Things seem to be occurring internally, behind walls and veils and curtains for the purpose of spiritual protection as events can feel out of control, unusual and rather strange. You will be in touch with what you're not often in touch with - fears perhaps, sadness, guilt, a feeling of abandonment. All of these need clearing. Bless them, for they are not real. They're learned responses. Helping others helps the deep, dark secrets disappear. Helping others brings forth joy. You need joy. To dream more.

SAGITTARIUS: You will be filled with ideas for the future, new seeds of thought, new ideals that over time will eventually manifest. Allow them to slowly mature, write them down so you aren't overwhelmed

with too many hopes, wishes, dreams and visions. Walk slowly down country roads, ponder upon innovative, inspiring projects. This year some brave and cherished hopes will come true. Along with new directions, new byways and highways. Be a friend to someone.

CAPRICORN: There's an interesting inward (Saturn) and outward (Jupiter) movement occurring in your life. Saturn pulls one into the world with outer responsibilities, tasks and discipline. Jupiter, now retrograde, expands one inward, forming new visions and dreams. You always respond with whatever presents itself with thoughtfulness, intelligence, authority and love. Saturn prepares you internally to be successful in the world and Jupiter expands on this. You have a new goal in life. What is it?

AQUARIUS: You have an intellectual curiosity concerning people, politics, government and the justice system. You are very intelligent. Perhaps you don't realize this. It's time you recognized your intelligence. Aquarians have a different intelligence than most. Consider creating a podcast, a blog, writing a book, entering publishing or broadcasting fields, where you have an audience who would appreciate your words, listen to your music, understand your thinking. Remember to remain open and tolerant, kind and fluid, adaptable with a wide perspective.

PISCES: Notice spiritual and physical questioning appearing throughout your days and nights. On an outer level there are less struggles to contend with. However, there is a vulnerability in terms of relationships. A deeper understanding occurs as the past reappears. At times a bardo-like feeling is experienced. A stream of memories, from times and events past. Allow all of this to occur. It's a washing away of what is no longer needed. Whatever is needed, visualize, draw and paint it. Make a manifestation wall. Talk about it. Make a party out of all that's needed.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.com.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANET MITCHELL, aka JANET H. MITCHELL CASE NO. 30-2024-01426680-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 JANET MITCHELL, aka JANET H. MITCHELL.

A Petition for PROBATE has been filed by: THE NORTHERN TRUST COMPANY in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that THE NORTHERN TRUST COMPANY 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:

OCTOBER 30, 2024 at 1:30 PM in Dept. CM08 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 remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to

Legals-SB

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: STEFFI G. HAFEN, ESQ; CHARLES W. DAFF, ESQ; SNELL & WILMER LLP 600 ANTON BLVD, SUITE 1400, COSTA MESA, CA 92626. (714) 427-7000 BSC 225801

Seal Beach Sun 10/3,10/10,10/17/2024-146303

T.S. No. 24-68342 APN: 934-130-16 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/16/2023. 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: 16382 N PACIFIC AVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 11/30/2023, as Instrument No. 2023000297110, of Official Records in the office of the Recorder of Orange County, California, Date of Sale:10/30/2024 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$2,325,552.30 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 owed. Street Address or other common designation of real property: 16382 N PACIFIC AVE SUNSET BEACH, CALIFORNIA 90742 Described as follows: Real property in the city of Huntington Beach, County of Orange, State of Califor-

nia, described as follows: Condominium Comprised of: Parcel 1: An undivided one-half interest as tenant in common in and to Lots 1 and 3 of Block 126 of the Sunset Beach Tract, in the County of Orange, State of California, as per Map Recorded in Book 3, Page(s) 39 and 40 of Miscellaneous Maps, in the Office of the County Recorder of said County. Excepting therefrom Lots 1 and 3, the Southeasterly 30 feet thereof. Except therefrom all oil. Gas. Mineral, and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in Instruments of record. Excepting therefrom living units A and B as shown and defined in the condominium Plan ("Condominium Plan") recorded on September 18 2009 as Instrument Number 2009-496935, And Re-recorded on October 14, 2009 as instrument number 2009-560373, in the office of the county recorder of said Orange County. Parcel 2: Unit a Consisting of certain air space and elements as described in the Condominium Plan mentioned in parcel 1 above. Non-Exclusive Easements appurtenant to said unit a as shown on the plan for ingress and egress, Pedestrian Walkways and General recreation purposes. The exclusive right to use appurtenant to said unit A as shown on the Plan for Roof Deck, Ingress/Egress and Utility Easements in the Condominium Plan referred to above. A.P.N #: 934-130-16 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 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. 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 informa-

tion 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342. 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/24/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41239 Pub Dates 10/03, 10/10, 10/17/2024 **Seal Beach Sun 10/3,10,17/2024-146362**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DONG UN KIM QUILATON, aka KIM QUILATON CASE NO. 30-2024-01427192-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 DONG UN KIM QUILATON, aka KIM QUILATON.

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

The Petition for Probate requests that DIOSELENE SHEMWELL 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:

NOVEMBER 06, 2024 at 1:30 PM in Dept. CM08 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 remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to

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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: 16382 N PACIFIC AVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 11/30/2023, as Instrument No. 2023000297110, of Official Records in the office of the Recorder of Orange County, California, Date of Sale:10/30/2024 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$2,325,552.30 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 owed. Street Address or other common designation of real property: 16382 N PACIFIC AVE SUNSET BEACH, CALIFORNIA 90742 Described as follows: Real property in the city of Huntington Beach, County of Orange, State of Califor-

nia, described as follows: Condominium Comprised of: Parcel 1: An undivided one-half interest as tenant in common in and to Lots 1 and 3 of Block 126 of the Sunset Beach Tract, in the County of Orange, State of California, as per Map Recorded in Book 3, Page(s) 39 and 40 of Miscellaneous Maps, in the Office of the County Recorder of said County. Excepting therefrom Lots 1 and 3, the Southeasterly 30 feet thereof. Except therefrom all oil. Gas. Mineral, and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in Instruments of record. Excepting therefrom living units A and B as shown and defined in the condominium Plan ("Condominium Plan") recorded on September 18 2009 as Instrument Number 2009-496935, And Re-recorded on October 14, 2009 as instrument number 2009-560373, in the office of the county recorder of said Orange County. Parcel 2: Unit a Consisting of certain air space and elements as described in the Condominium Plan mentioned in parcel 1 above. Non-Exclusive Easements appurtenant to said unit a as shown on the plan for ingress and egress, Pedestrian Walkways and General recreation purposes. The exclusive right to use appurtenant to said unit A as shown on the Plan for Roof Deck, Ingress/Egress and Utility Easements in the Condominium Plan referred to above. A.P.N #: 934-130-16 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 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. 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 informa-

tion 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342. 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/24/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41239 Pub Dates 10/03, 10/10, 10/17/2024 **Seal Beach Sun 10/3,10,17/2024-146362**

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

The Petition for Probate requests that DIOSELENE SHEMWELL 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:

NOVEMBER 06, 2024 at 1:30 PM in Dept. CM08 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 remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to

the court's designated video platform, you should 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

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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: 16382 N PACIFIC AVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 11/30/2023, as Instrument No. 2023000297110, of Official Records in the office of the Recorder of Orange County, California, Date of Sale:10/30/2024 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$2,325,552.30 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 owed. Street Address or other common designation of real property: 16382 N PACIFIC AVE SUNSET BEACH, CALIFORNIA 90742 Described as follows: Real property in the city of Huntington Beach, County of Orange, State of Califor-

nia, described as follows: Condominium Comprised of: Parcel 1: An undivided one-half interest as tenant in common in and to Lots 1 and 3 of Block 126 of the Sunset Beach Tract, in the County of Orange, State of California, as per Map Recorded in Book 3, Page(s) 39 and 40 of Miscellaneous Maps, in the Office of the County Recorder of said County. Excepting therefrom Lots 1 and 3, the Southeasterly 30 feet thereof. Except therefrom all oil. Gas. Mineral, and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in Instruments of record. Excepting therefrom living units A and B as shown and defined in the condominium Plan ("Condominium Plan") recorded on September 18 2009 as Instrument Number 2009-496935, And Re-recorded on October 14, 2009 as instrument number 2009-560373, in the office of the county recorder of said Orange County. Parcel 2: Unit a Consisting of certain air space and elements as described in the Condominium Plan mentioned in parcel 1 above. Non-Exclusive Easements appurtenant to said unit a as shown on the plan for ingress and egress, Pedestrian Walkways and General recreation purposes. The exclusive right to use appurtenant to said unit A as shown on the Plan for Roof Deck, Ingress/Egress and Utility Easements in the Condominium Plan referred to above. A.P.N #: 934-130-16 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 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. 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 informa-

tion 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342. 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-68342 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/24/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41239 Pub Dates 10/03, 10/10, 10/17/2024 **Seal Beach Sun 10/3,10,17/2024-146362**

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

The Petition for Probate requests that DIOSELENE SHEMWELL 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:

NOVEMBER 06, 2024 at 1:30 PM in Dept. CM08 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 remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to

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the court's designated video platform, you should 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

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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: DANA M. CANNON, ESQ CANNON LEGAL FIRM 610 PACIFIC COAST HIGHWAY, STE 211, SEAL BEACH, CA 90740. (562) 543-4529 BSC 225829

Seal Beach Sun 10/3,10/10,10/17/2024-146479

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000696

TO ALL INTERESTED PERSONS: Petitioner: JOSE LUIS NORIEGA and ALMA PONCE on behalf of DIEGO NORIEGA, a minor, filed a petition with this court for a decree changing names as follows: DIEGO NORIEGA to ALEXEI NORIEGA. 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 10/31/2024 at 8:30 a.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

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: 07/03/2024 Judge Julie A. Palafox Judge of the Superior Court

Seal Beach Sun 9/26,10/3,10,17/2024-146342

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JULIE HAYRE AKA JULIE S.K. HAYRE AKA JULIE SUKHVINDER KAUR HAYRE

CASE NO. 30-2024-01427545-PR-PW-CMC To all heirs, beneficiaries, creditors, and persons who may otherwise be interested in the WILL or estate, or both of JULIE HAYRE AKA JULIE S.K. HAYRE AKA JULIE SUKHVINDER KAUR HAYRE.

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

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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: 11/07/24 at 1:30PM in Dept. CM07 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 JOHN D. MARTIN - SBN 92832, KATHY J. MCCORMICK - SBN 101083, MARTIN & MCCORMICK 319 HARVARD AVENUE CLAREMONT CA 91711 Telephone (909) 626-7894

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10/3, 10/10, 10/17/24 CNS-3857437# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 10/3,10,17/24-146547

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARCIA LU MCMAHON CASE NO. 30-2024-01427217-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 MARCIA LU MCMAHON.

A PETITION FOR PROBATE has been filed by MICHAEL STARKE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that MICHAEL STARKE 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: 11/14/24 at 1:30PM in Dept. CM07 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 JOHN D. MARTIN - SBN 92832, KATHY J. MCCORMICK - SBN 101083, MARTIN & MCCORMICK 319 HARVARD AVENUE CLAREMONT CA 91711 Telephone (909) 626-7894

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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 NIKKI HASHEMI - SBN 238073 ACORN LAW, P.C. 310 N. WESTLAKE BLVD., SUITE 100 WESTLAKE VILLAGE CA 91362 Telephone (805) 409-3878 10/3, 10/10, 10/17/24 CNS-3857381#

HUNTINGTON HARBOR SUN-JOURNAL HHSJ 10/3,10,17/24-146548

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PAUL TECKLEY CASE NO. 30-2024-01425687

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PAUL TECKLEY.

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

The Petition for Probate requests that JOHN TECKLEY 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: OCTOBER 31 at 1:30 PM in Dept. CM7 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 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 JOHN D. MARTIN - SBN 92832, KATHY J. MCCORMICK - SBN 101083, MARTIN & MCCORMICK 319 HARVARD AVENUE CLAREMONT CA 91711 Telephone (909) 626-7894

Legals-SB

pointed 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: ANDREW C. KIENLE / KRISTEN L. ERNEY, HART KIENLE PENTECOST, 4 HUTTON CENTRE DR., STE. 900, SANTA ANA, CA 92707. TEL: (714) 432-8700

Huntington Harbour Sun Journal 10/3,10,17/2024-146595

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01426965

TO ALL INTERESTED PERSONS: Petitioner: ANGELINA FERNANDEZ DE NEGRETE filed a petition with this court for a decree changing names as follows: ANGELINA FERNANDEZ DE NEGRETE to ANGELINA FERNANDEZ DE NEGRETE. 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.

How do I find out what the person in 1. is asking for? To find out what the person in 1. is asking the judge to order, go to the courthouse listed at the top of page 1. Ask the court clerk to let you see your case file. You will need to give the court clerk your case number, which is listed above and on page 1. The request for restraining order will be on form DV-100, Request for Domestic Violence Restraining Order.

¿Cómo puedo entender lo que pide la persona en 1? Para entender lo que pide la persona en 1., vaya al tribunal en la dirección indicada en la parte superior de la página 1. Pida al secretario de la corte permiso para ver el expediente de su caso. Tendrá que darle al secretario el número de su caso, que aparece arriba y en la página 1. La solicitud de una orden de restricción se hace en el formulario DV-100, Solicitud de orden de restricción de violencia en el hogar.

Where can I get help? T.S. No.: 9462-6063 TSG Order No.: 230094937 A.P.N.: 023-601-32 NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-

Legals-SB

en el hogar) Case Number: DVRI2404719 Superior Court of California, County of (Corte Superior de California, Condado de), Condado de Riverside, 4175 Main Street, Riverside, CA 92501 Family Law.

1. Person asking for protection (La persona que solicita protección): BRITTANY BASS

2. Notice to (name of person to be restrained): The person in 1. is asking for a Domestic Violence Restraining Order against you.

La persona en 1. está pidiendo una orden de restricción de violencia en el hogar contra usted. Lea la página 2 para más información.

3. You have a court date (Tiene una audiencia en la corte): Date: 11/20/2024 Time: 8:30 AM Dept.: F-502 Room: N/A

Name and address of court, if different from above: (Nombre y dirección de la corte, si no es la misma de arriba): Riverside Family Law Courthouse, 4175 Main Street, Riverside, CA 92501.

What if I don't go to my court date? If you do not go to your court date, the judge can grant a restraining order that limits your contact with the person in 1. If you have a child with the person in 1., the court could make orders that limit your time with your child. Having a restraining order against you may impact your life in other ways, including preventing you from having guns and ammunition. If you do not go to your court date, the judge could grant everything that the person in 1. asked the judge to order.

¿Qué pasa si no voy a la audiencia? Si no va a la audiencia, el juez puede dictar una orden de restricción que limita su contacto con la persona en 1. Si tiene un hijo con la persona en 1, la corte puede dictar órdenes que limitan su tiempo con su hijo. Una orden de restricción en su contra puede tener otras consecuencias, como prohibirle tener armas de fuego y municiones. Si no va a la audiencia, el juez puede ordenar todo lo que pide la persona en 1.

How do I find out what the person in 1. is asking for? To find out what the person in 1. is asking the judge to order, go to the courthouse listed at the top of page 1. Ask the court clerk to let you see your case file. You will need to give the court clerk your case number, which is listed above and on page 1. The request for restraining order will be on form DV-100, Request for Domestic Violence Restraining Order.

¿Cómo puedo entender lo que pide la persona en 1? Para entender lo que pide la persona en 1., vaya al tribunal en la dirección indicada en la parte superior de la página 1. Pida al secretario de la corte permiso para ver el expediente de su caso. Tendrá que darle al secretario el número de su caso, que aparece arriba y en la página 1. La solicitud de una orden de restricción se hace en el formulario DV-100, Solicitud de orden de restricción de violencia en el hogar.

Where can I get help? T.S. No.: 9462-6063 TSG Order No.: 230094937 A.P.N.: 023-601-32 NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-

Legals-SB

Free legal information is available at your local court's self-help center. Go to www.courts.ca.gov/self-help to find your local center.

¿Dónde puedo obtener ayuda? Puede obtener información legal gratis en el centro de ayuda de su corte. Vea https://www.courts.ca.gov/selfhelpcenters.htm?rd=LocaleAttr=es para encontrar el centro de ayuda en su condado.

Do I need a lawyer? You are not required to have a lawyer, but you may want legal advice before your court hearing. For help finding a lawyer, you can visit www.lawhelpca.org or contact your local bar association.

¿Necesito un abogado? No es obligatorio tener un abogado, pero es posible que quiera consejos legales antes de la audiencia en la corte. Para ayuda a encontrar un abogado, visite https://www.lawhelpca.org/es/homepage o contacte al Colegio de Abogados local.

Date (Fecha): 09/12/2024 Clerk, by (Secretario, por) Deputy (Asistente) Huntington Harbour Sun Journal 10/10,17,24,31/2024-146752

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000677

TO ALL INTERESTED PERSONS: Petitioner: ANGEL PEREZ-CEDILLO and MARTINA DE JESUS CORDOBA on behalf of ANGEL GABRIEL PEREZ, a minor, filed a petition with this court for a decree changing names as follows: ANGEL GABRIEL PEREZ to ANGEL GABRIEL PEREZ DE JESUS. 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.

How do I find out what the person in 1. is asking for? To find out what the person in 1. is asking the judge to order, go to the courthouse listed at the top of page 1. Ask the court clerk to let you see your case file. You will need to give the court clerk your case number, which is listed above and on page 1. The request for restraining order will be on form DV-100, Request for Domestic Violence Restraining Order.

¿Cómo puedo entender lo que pide la persona en 1? Para entender lo que pide la persona en 1., vaya al tribunal en la dirección indicada en la parte superior de la página 1. Pida al secretario de la corte permiso para ver el expediente de su caso. Tendrá que darle al secretario el número de su caso, que aparece arriba y en la página 1. La solicitud de una orden de restricción se hace en el formulario DV-100, Solicitud de orden de restricción de violencia en el hogar.

Where can I get help? T.S. No.: 9462-6063 TSG Order No.: 230094937 A.P.N.: 023-601-32 NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-

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FAULT UNDER A DEED OF TRUST DATED 04/26/2004. 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. 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 04/30/2004 as Document No. 2004000378859, of Official Records in the office of the Recorder of Orange County, California, executed by: GINA TRANG, a MARRIED PERSON, 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 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: 11/15/2024 at 9:00 AM. Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868. The street address and other common designation, if any, of the real property described above is purported to be: 20031 SAND DUNE LANE, HUNTINGTON BEACH, CA 92707. 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: \$669,331.12 (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-

Legals-SB

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 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-6063. 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 1-800-280-2832, or visit this internet website www.auction.com, using the file number assigned to this case T.S.# 9462-6063 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.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Marissa Adams, Foreclosure Associate This communication is an attempt to collect a debt and any in-

Legals-SB

formation 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 bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0466185 To: HUNTINGTON HARBOUR SUN JOURNAL 10/17/2024, 10/24/2024, 10/31/2024 **Huntington Harbour Sun Journal 10/17,24,31/2024-146888**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01427144
TO ALL INTERESTED PERSONS: Petitioner: MARIA DEL CARMEN GONZALEZ MORALES AKA MARIA ANN CUNARD filed a petition with this court for a decree changing names as follows: MARIA DEL CARMEN GONZALEZ MORALES AKA MARIA ANN LEAVENWORTH. 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 11/21/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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: 09/24/2024 Judge Layne H. Melzer Judge of the Superior Court **Huntington Harbour Sun Journal 10/3,10,17,24/2024-146385**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01431184-CU-PT-CJC
TO ALL INTERESTED PERSONS: Petitioner: THINH KHANG NGUYEN filed a petition with this court for a decree changing names as follows: THINH KHANG NGUYEN to ADRIAN MARTINSON NGUYEN. 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

Legals-SB

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 12/04/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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 10/17,24,31,11/7/2024-146944**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01431334
TO ALL INTERESTED PERSONS: Petitioner: IRMA GALLEGOS FLORES ESBIT filed a petition with this court for a decree changing names as follows: IRMA GALLEGOS FLORES ESBIT to IRMA GALLEGOS FLORES ESBITSKY. 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 11/26/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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 10/17,24,31,11/7/2024-146947**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01429153
TO ALL INTERESTED PERSONS: Petitioner: VANESSA ALBERTA WINDER filed a petition

Legals-SB

with this court for a decree changing names as follows: VANESSA ALBERTA WINDER to VANESSA VALDEZ LARA. 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 11/12/2024 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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 10/17,24,31,11/7/2024-146948**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 245097-CS (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: JOHN E. ESTES, 15561 PRODUCT LANE, HUNTINGTON BEACH, CA 92640 (3) The location in California of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: PATRIK WIDENKA, 4529 PACIFIC SUN AVENUE, LAS VEGAS, NV 89139 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT AND 100% OF THE STOCK of that certain business located at: 15561 PRODUCT LANE, HUNTINGTON BEACH, CA 92640 (6) The business name used by the seller(s) at said location is: SOLID SOLUTIONS MANUFACTURING (7) The anticipated date of the bulk sale is NOVEMBER 4, 2024, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 245097-CS, Escrow Officer CANDICE SILVA (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: NOVEMBER 1, 2024 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered

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to the Buyer are: NONE. DATED: OCTOBER 9, 2024 TRANSFEREES: PATRIK WIDENKA ORD-2869387 HUNTINGTON HARBOUR SUN JOURNAL 10/17/24 **Huntington Harbour Sun Journal 10/17/2024-146973**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANCISCO GARCIA JR. aka FRANCISCO GARCIA aka FRANK GARCIA JR. aka FRANK GARCIA CASE NO.30-2024-01431418
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FRANCISCO GARCIA JR. aka FRANCISCO GARCIA JR. aka FRANK GARCIA JR. aka FRANK GARCIA. A Petition for PROBATE has been filed by: BIANKA E. KELLEY in the Superior Court of California, County of ORANGE. The Petition for Probate requests that BIANKA E. KELLEY 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:

NOVEMBER 13, 2024 at 1:30 PM in Dept. CM08 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 (occours.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 a 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

Legals-SB

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: BIANKA E. KELLEY, 609 ISLAND VIEW DR., SEAL BEACH, CA 92740 **Seal Beach Sun 10/17,24,31/2024-146987**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 419798-24 (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: N.L. LUCKY, INC., 18527 BROOKHURST ST., FOUNTAIN VALLEY, CA 92708-6707 (3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE (4) The names and business address of the Buyer(s) are: GREAT ONE WOK, INC., 18527 BROOKHURST ST., FOUNTAIN VALLEY, CA 92708-6707 (5) The location and general description of the assets to be sold are: ALL FURNITURE, FIXTURES, E Q U I P M E N T PRESENTLY OWNED BY THE SELLER AND USED IN THE OPERATION OF THE BUSINESS, TRADE-NAME, LEASEHOLD IMPROVEMENTS, GOODWILL, STOCK IN TRADE AND INVENTORY REMAINING AT CLOSING of that certain business located at: 18527 BROOKHURST ST., FOUNTAIN VALLEY, CA 92708-6707 (6) The business name used by the seller(s) at that location is: LUCKY CHINESE FOOD. (7) The anticipated date of the bulk sale is 11/04/24 at the office of VIVA ESCROW! INC., 60 ALTA STREET, SUITE 102 ARCADIA, CA 91006, Escrow No. 419798-24, Escrow Officer: JULIANA TU. (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is 11/01/24. (10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: OCTOBER 2, 2024 Transferees: Great One Wok, Inc., a California Corporation By: /S/ ZHIHUA CHEN, PRESIDENT 10/17/24 **CNS-3860518# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 10/17/24-146830**