

**BAYTOWN REALTY** PROPERTY MANAGEMENT

**COASTAL RENTALS**  
DISCOVER YOUR DREAM HOME BY THE BEACH!

**BAYTOWNREALTY.COM**

TO VIEW PHOTOS VISIT



OFFICE: 562.596.6600  
RENTAL LINE: 562.343.4622  
321 MAIN STREET, SEAL BEACH  
DRE #01196063

**CLASSIFIEDS**

Classified space and copy deadline is Tuesday at 12:00 p.m.

**562-430-7555**

**SERVICES • HELP WANTED • RENTALS**  
**PERSONALS • LOOKING FOR SELLING OR**  
**BUYING • YARD SALES • ETC.**

**CALL US FOR ALL YOUR ADVERTISING NEEDS**  
**562-430-7555**



DRE#: 01237349

**AMERICAN BEACHSIDE = BROKERS**

816 Electric Avenue, Seal Beach

*We're Placing The Beach Within Your Reach*

**Furnished OceanFront Unit**  
1319 Seal Way, A, Seal Beach  
3 Bedrooms, Remodeled Bath  
Remodeled Kitchen & Dining  
2 Carpet Spaces, Laundry Rm  
Front Floor to Ceiling Windows  
Fully Furnished & Decorated  
Water/Trash/Gas/Elect Paid  
**Rent: \$4500.** Available 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 May 1st

**Steps to Shops & Dining**  
132 1/2 Main St, Seal Bch  
Upstairs, 1 Bedrm, 1 Bath  
Laminate flrs, Ceiling Fans  
Stove, Refrig, Fresh Paint  
Private Stairs and Balcony  
(No Parking/No Laundry)  
**Rent: \$2295.** Available Now

**Lovely Upstairs 2 Bd Apt**  
209 4th St, C Seal Beach  
673 sq ft, 2 Bdrm, 1 Bath  
Granite Kitchen w/Stove  
Dishwasher, One Carpet  
Common Laundry Room  
One Block to the Beach.  
**Rent: \$2445.** Available Now

**Remodeled 1st Floor Apt**  
3901 Green, Los Alamitos  
1st Floor, 2 Bdrms, 1 Bath  
New Kitchen, Sinks & Toilet  
Fresh Paint, Com Laundry  
2 Parking Spaces/Garage  
**Rent: \$2600.** Avail Now

**Furnished/Unfurnished**  
211 13th St Seal Beach  
Two Story Front Porch  
Garage, Garage Spc  
Stove, Fridge, Pet friendly  
**Rent: \$4600.** Avail 2/1/25

**Great Curb Appeal!**  
417 Ocean Ave #5, SLB  
Upstairs, 2 Bed, 2 Bath  
Laminated Floors, Carpet  
Garage  
Stroll to Beach & Main St  
**Rent: \$3100** Avail: 1/10/25

**Modern Luxury Design**  
700 Taper Drive, Seal Beach  
Sharp Edges, Tall Ceilings  
Laminated Floors, Carpet  
Lrg Roof Deck, Water Views  
**Rent: \$7995.** Available Now

**Save on Windows and Doors!**

Buy One, Get One

**40% OFF**

ALL WINDOWS AND DOORS!

AND

Take an Extra

**\$200 OFF**

YOUR ENTIRE PURCHASE!

AND

Affordable Financing!

**NO Money Down,**

**NO Monthly Payments,**

**NO Interest for 12 months!**

Minimum purchase of 4 - interest accrues from the date of purchase but is waived if paid in full within 12 months.



**RENEWAL by ANDERSEN**  
FULL-SERVICE WINDOW & DOOR REPLACEMENT

**Call by April 30**

to schedule your **FREE** consultation.

**877-321-7009**

To View Our Current Listings, Go To:  
**LivingByTheBeach.com**

**Melissa Gomez**  
Broker - Owner - GRI - PSA  
**562-599-9509**

INVESTMENTS • SALES • LEASING

**ESOTERIC ASTROLOGY AS NEWS FOR WEEK**  
**MARCH 12 - 18, 2025**

**ECLIPSE, FULL MOON, PURIM, MERCURY**  
**RETROGRADES & A BOWL OF SHAMROCKS**

On Saturday March 1st, Venus, the brilliant yellow what a week we have ahead! Our last days of winter are busy, festive, astrological, astronomical, religious and historical all at once!

Thursday and Friday are event filled! The Virgo Moon on Wednesday preparing us for the full moon festival lunar eclipse on Thursday (Pisces/Virgo 24 degrees).

At sunset on Thursday, the Jewish Festival of Purim begins - a festival of Queen Esther speaking the truth, of saving the Temple of Israel and the eating of Hamantaschen (triangle butter and jam) cookies.

Around midnight Thursday night, (11:55pm, Pacific time), we have a full moon eclipse and the Pisces solar festival. This is the last full moon before spring.

Then the next night, Friday also around midnight (11:46pm, Pacific time), Mercury, the messenger, retrogrades in Aries (9 degrees) joining Venus, also retrograde in Aries. They move through the sky, hand in hand, creating ripples of change in our minds, hearts, relationships, self-identity, resources and all communications.

Monday is St. Patrick's day. Does everyone know of the annual "Shamrock Ceremony" at the White House?

Our student who lives in Ireland told us on or around St. Patrick's Day the Irish prime minister visits the White House and presents the U.S. president with a crystal bowl overflowing with live shamrocks symbolizing the close ties between the two countries. The leaders confer and dine together, recognizing the long legacy of the Irish in America and every-

where there is every manner of green attire (even the north lawn of the White House water fountain is dyed green). And it all began with a tiny sprig of diplomatic genius.

Stories: On March 17, 1952, while President Harry Truman was viewing seahorses at the Key West Aquarium, in Washington, Irish Ambassador John J. Hearne left the president a small box of shamrocks (traditionally pinned on a lapel or blouse to mark St. Patrick's feast day). Seventy years later, those humble green shamrock tufts bloomed into a cultural institution at the White House.

The shamrocks presented to the president have roots intact so they can be planted. In March 1964, "Jacqueline Kennedy paid a St. Patrick's Day visit to her husband's grave in Arlington National Cemetery and placed on it a cluster of shamrocks, presented to her by Ireland's then Ambassador, Thomas J. Kiernan. The shamrock (a clover) signifies the trinity of faith, hope and love.

ARIES: Changes, revisions and adjustments will occur this year and they began with Venus and Mercury retrograding. It's best to move through these weeks with the intention of 'non-reaction' so that the winds of change gather and flow around you with no resistance. Maintaining the stance of the observer allows for life to remain calm and orderly. Observe and record all inner realities. At the end of the next three weeks new information shines forth. Find tuning forks and listen to their sounds daily.

TAURUS: Mercury retro in your chart is creating a double Aquarian influence. You may feel zapped by electrical charges. If this occurs, take the homeopathic chamomile or the Bach Flower Rescue Remedy

which is calming. You will review future plans, hopes, dreams and wishes. You will also assess the groups you affiliate with. Do you serve them, do they serve you? How can you do better? You can love more is the answer. The future is looking for you.

GEMINI: While continuing to work toward the most perfect work situation, hold off any decisions concerning money and finances. Make sure you have created and work with a monthly budget. At each month's end review your money flow. All things can be adjusted but only when you know what and how your money is being used. You will continue to seek different ways to bring in income. Rely on your true inner principles.

CANCER: Thoughts, ideas, and people from the past show up in ways most unusual. At work meetings could be delayed or cancelled. Make no extra plans or agendas. They could feel like a pressure to everyone. And whatever is planned won't work out anyway. Maintain humor. This will assist in any misunderstandings that might arise when idle chatter runs rampant. Gently shift any criticism. Come out from under your shell. Explain the mysteries to those seeking them.

LEO: Unforeseen changes in plans with others, with money and finances can possibly and by mistake be misapplied, misused, mishandled or misunderstood and this can make for great frustration. Attempt to get to the heart of the matter, be kind, be truthful, forgive. Also, take these in stride and remember they will pass. All things previous to the retro will come to fruition and firm decisions made prior to the retro will actually be implemented. This will be refreshing. Tend to finances during this time.

The outcome will be good.

VIRGO: Careful communicating with those close to you, especially intimates, family and children. There could be arguments due to miscommunication with no one understanding the meanings and intentions of everyday ideas and words. Because you're reading this and understand the astrological predicament during Mercury retro, be the keen observer and the one who explains the astrology. You can do this. The Mysteries are another word for Scorpio (where you are headed).

LIBRA: Your keen mind will review, reorganize and reflect upon what the world (and yours in particular) needs and how you can improve it. Notice you're seeing through a different lens now. Revelations occur leading to deep introspections. Journal these experiences for communicating them could be difficult. More will be understood when Mercury and Venus are direct. For now, contemplation is your main task. Visualize a golden lamp, leading you to the temple doors of Learning.

SCORPIO: The Mercury and Venus retrogrades are affecting your relationship to your creative self. They are calling you. How is this occurring? A searchlight is shining into your life as an artist. Calling you to assess what you hope for and expect but most of all what you can bring forth. Neptune is attempting to spiritualize and refine all interactions. Some relationships will become deeper. Some will dissolve. Vesta has your heart set on something or someone and then the Mercury retro appears. Are you thinking of a past someone? They are too.

SAGITTARIUS: As you tend to your home (or attempt to buy, rent or seek where home is) waves of

creativity flow into and through you and should you dedicate yourself to this, a certain wound may lessen and a new fire will burn within you, a Vesta fire like those in ancient temples. Something occurs concerning your base or foundation. It's being transformed, as is your daily life. What order and organization is needed in what area of life? How is your garden growing? Create a "folly" for the summer.

CAPRICORN: Have daily intentions to focus more deeply upon clear communication because thoughts could go astray and misunderstandings with others could occur. You know not to make important decisions and to pay attention to all plans, agendas and negotiations. You also know not to gossip for then you display a flawed and unskillful Mercury. You are God's messenger even as you masquerade as Heyoka, the jester/trickster, sacred clown. Careful traveling. Make plans for a pilgrimage.

AQUARIUS: During the next several weeks focus on your values, seeing ways where you are valuable. Become introspective and this will provide insight into how you truly feel about yourself and the progress you've made this lifetime. Feeling more intelligent and original you'll seek greater independence and freedom. After this retrograde, new and unusual ideas about your purpose will emerge. Speak with others also interested in pursuing a new direction. Writing for you is in the stars.

PISCES: During the next weeks and months, through May, focus on your self-identity, noting thoughts and feelings about who you are and your usefulness. You will then become introspective, providing insight into how you present yourself to the world and the progress you've made this lifetime. Feeling more intelligent and original you'll seek greater independence and freedom. After this retrograde, new and unusual ideas about your purpose will emerge. Speak with others also interested in pursuing a new life direction. Writing and art for you are in the stars.

**RISA'S STARS**

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.

**Legals-SB**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001229**

TO ALL INTERESTED PERSONS: Petitioner: ANASTASYA SMOLYANOVY filed a petition with this court for a decree changing names as follows: ANASTASYA SMOLYANOVY to ANA SIERRA. 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**  
04/10/2025  
at 8:30 a.m. L60  
REMOTE

Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868-3205  
(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](http://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: 11/08/2024  
Judge Julie A. Palafox  
Judge of the  
Superior Court  
Seal Beach Sun  
2/20,27,3/6,13/25-150165

**Legals-SB**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSEMARY T. WELK CASE NO.30-2025-01460584**

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

A Petition for PROBATE has been filed by: STEVEN R. WELK in the Superior Court of California, County of ORANGE. The Petition for Probate requests that STEVEN R. WELK 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:

**MARCH 26, 2025 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

**Legals-SB**

court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is

**Legals-SB**

available from the court clerk.  
Petitioner: STEVEN R. WELK, 626 GOLDENWEST STREET, HUNTINGTON BEACH, CA 92648. TEL: (213) 999-2501  
**Huntington Harbour Sun Journal**  
**02/27,3/6,13/2025-150444**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: BOBBYE FARMER CASE NO. 30-2025-01462964-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 BOBBYE FARMER.

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

The Petition for Probate requests that QUENTILLA JONES be appointed as personal representative to administer the estate of the decedent.

The petitions request 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:

**APR 16, 2025 at 1:30 PM in Dept. CM08**

**Legals-SB**

**3390 Harbor Blvd Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of

**Legals-SB**

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: RODNEY GOULD, ESQ; LAW OFFICE OF RODNEY GOULD  
15233 VENTURA BLVD, STE 1020, SHERMAN OAKS, CA 91403. (818) 981-1760  
BSC 226489

**Seal Beach Sun**  
**3/6,3/13,3/20/2025-150693**

T.S. No. 119227-CA APN: 199-053-10 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/27/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 4/16/2025 at 1:30 PM. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/3/2006 as Instrument No. 2006000219301 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: DARLYNE N LUCCHESI, AN UNMARRIED WOMAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED

**Legals-SB**

IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: LOT 20 IN BLOCK 108, OF BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The street address and other common designation, if any, of the real property described above is purported to be: 220 8TH ST, SEAL BEACH, CA 90740. 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$2,290,074.50 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trust-



**Unbeatable Savings on HVAC Services!**

**Schedule Soon & Save Up to \$2000!**

**\$49**

**Cooling or Heating System Tune Up**

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. Offer expires 3/31/2025. License numbers available at [americanresidential.com/licenses](http://americanresidential.com/licenses)

**SAVE UP TO \$2000**

**on a New Cooling and Heating System with our Buy Back Program!**

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. Offer expires 3/31/2025. License numbers available at [americanresidential.com/licenses](http://americanresidential.com/licenses)

**Call today! (866) 896-0992**

**Legals-SB**

See, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 119227-CA. 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:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 119227-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 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. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **Seal Beach Sun 3/13,20,27/25 - 150754**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000140**

**TO ALL INTERESTED PERSONS:** Petitioner: ZHAOYI JIN and BINBIN WANG on behalf of LAIXIAO JIN, a minor, filed a petition with this court for a decree changing names as follows: LAIXIAO JIN to JOY LAIXIAO JIN. 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**  
05/29/2025  
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/findmy-court.htm](http://www.courts.ca.gov/findmy-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: 02/14/2024  
Judge Glenn R. Salter  
Judge of the Superior Court

**Seal Beach Sun 2/20,27,3/6,13/25-150381**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**REGINA HELENA LEWIS AKA REGINA H. LEWIS CASE NO. 30-2025-01463013-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 REGINA HELENA LEWIS AKA REGINA H. LEWIS. A PETITION FOR PROBATE has been filed by CHRISTOPHER M. LEWIS in the Superior Court of California, County of ORANGE. THE PETITION FOR

**Legals-SB**

PROBATE requests that CHRISTOPHER M. LEWIS 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: 04/16/25 at 1:30PM in Dept. CM08 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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

Attorney for Petitioner JOHN R. GRIJALVA - SBN 253058, CHARLES KAUPKE - SBN 359022, THE ALVAREZ FIRM, A LAW CORPORATION 30950 RANCHO VIEJO ROAD, SUITE 155 SAN JUAN CAPISTRANO CA 92675 Telephone (949) 508-2700

3/6, 3/13, 3/20/25  
**CNS-3901586# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 3/6,13,20/25-150823**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**DONNA M. KUPFER CASE NO. 30-2025-01464408-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 DONNA M. KUPFER. A PETITION FOR PROBATE has been filed by PAULA KUPFER AKA PAULA J. HAWKINS in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that PAULA KUPFER AKA PAULA J. HAWKINS 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: 04/04/25 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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a

**Legals-SB**

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 ADAM D. BECKER - SBN 240723  
CALLISTER, BROBERG & BECKER, A LAW CORPORATION  
700 N. BRAND BLVD., SUITE 560  
GLENDALE CA 91203  
Telephone (818) 500-1890  
3/13, 3/20, 3/27/25  
**CNS-3903550# SEAL BEACH SUN Seal Beach Sun 3/13,20,27/25-151018**

**NOTICE TO CREDITORS OF BULK SALE**  
(UCC Sec. 6105)

Escrow No. 25-19022-PP  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:

YOGURT PASSION OF FOUNTAIN VALLEY, INC. 17037 BROOKHURST ST STE 5 FOUNTAIN VALLEY, CA 92708  
Doing Business as: YOGURT PASSION 20 FLAVORS  
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE  
The name(s) and address of the Buyer(s) is/are: SS ENTERPRISES, INC. 4621 E GREENWOOD DRIVE ANAHEIM, CA 92807

The assets to be sold are described in general as: ASSIGNMENT OF LEASE, FUTURE EQUIPMENT, GOODWILL, AND VENDORS CONTACT and are located at: 17037 BROOKHURST ST STE 5 FOUNTAIN VALLEY, CA 92708-3623

The bulk sale is intended to be consummated at the office of: CALIFORNIA EAGLE ESCROW, INC., 9039 BOLSA AVE. STE. 312 WESTMINSTER, CA 92683 and the anticipated sale date is APRIL 2, 2025  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES

The name and address of the person with whom claims may be filed is: CALIFORNIA EAGLE ESCROW, INC., 9039 BOLSA AVE. STE. 312 WESTMINSTER, CA 92683 and the last date for filing claims shall be MARCH 31, 2025, which is the business day before the sale date specified above.

Dated: 3/5/25  
Buyer(s)  
SS Enterprises Inc.  
By: /S/ SHAUKAT CHAUDHRY, CEO 3/13/25  
**CNS-3903795# HUNTINGTON HARBOR SUN-JOURNAL HHSJ 3/13/25-150991**

**NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 23-0144 Loan No.: SUNDY Other: 05948376 APN: 024-132-05 YOU ARE IN DEFAULT UNDER A DEED**

**Legals-SB**

OF TRUST DATED 11/15/2017. 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. NOTICE is hereby given that Law Offices of Richard G. Witkin APC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by MARTIN A. SUNDY AND KAREN A. SUNDY HUSBAND AND WIFE AS JOINT TENANTS, recorded 12/18/2017 as Instrument No. 2017000542642 in Book N.A., Page N.A. of Official Records in the office of the County Recorder of ORANGE County, State of California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 5/11/2023 as Instrument No. 2023000109292 of said Official Records, WILL SELL on 04/02/2025 at 01:30 PM At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State herein after described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 410 7TH STREET, HUNTINGTON BEACH, CA 92348 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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: \$1,019,461.03\* \*The actual opening bid may be more or less than this amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY

**Legals-SB**

IS BEING SOLD IN AN "AS-IS" CONDITION. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website [WWW.NATIONWIDEPOSTING.COM](http://WWW.NATIONWIDEPOSTING.COM), using the file number assigned to this case 23-0144. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website [WWW.NATIONWIDEPOSTING.COM](http://WWW.NATIONWIDEPOSTING.COM), using the file number assigned to this case, 23-0144 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

## Legals-SB

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. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: [WWW.NATIONWIDEPOSTING.COM](http://WWW.NATIONWIDEPOSTING.COM) OR CALL (916) 939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. (5) NEW - SEVERAL CITIES IN CALIFORNIA, INCLUDING THE CITY OF LOS ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE, NEW TRANSFER TAXES ON SALES OF CERTAIN HIGH VALUE PROPERTIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOUSANDS OF DOLLARS OR EVEN MORE. AS A CONDITION OF THIS SALE, THESE TAXES WILL NOT BE PAID BY THE FORECLOSING LENDER NOR BY THE FORECLOSURE TRUSTEE. THESE TAXES, IF AND WHEN CHARGED, ARE THE RESPONSIBILITY OF THE SUCCESSFUL PURCHASER AT THE FORECLOSURE SALE. This communication may be considered as being from

## Legals-SB

a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. Date: 02/27/2025 Law Offices of Richard G. Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: RICHARD G. WITKIN, PRES. NPP0471738 To: HUNTINGTON HARBOUR SUN JOURNAL 03/13/2025, 03/20/2025, 03/27/2025 Seal Beach Sun 3/13,20,27/25-151022

Loan No.: 4299-21 - Cort TS no. 2024-11226 APN: 043-254-21 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/26/2024, 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. NOTICE IS HEREBY GIVEN, that on 4/2/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, JMJ Funding Group, Inc, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Zachary A. Cort and Megan M. Cort, as Trustees of The Lowski Revocable Trust, Dated December 29, 2016 recorded on 3/29/2024 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2024000079143, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/16/2024 as Recorder's Instrument No. 2024000269589, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 302, Tract 2590, per Map, Book 82, Pages 32 to 38 inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 1729 Bayou Way, Seal Beach, CA 90740. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to

## Legals-SB

satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$1,966,999.59. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-11226. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. &nbsp; 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

## Legals-SB

after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-11226 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration 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. Dated: March 8, 2025 JMJ Funding Group, Inc By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0472033 To: SEAL BEACH SUN 03/13/2025, 03/20/2025, 03/27/2025 Seal Beach Sun 3/13,20,27/25-151063

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000183

TO ALL INTERESTED PERSONS: Petitioner: LINDA JOANNE LAZAR and MATEI POPA-RADU on behalf of KAYLEE GRACE POPARADU, a minor filed a petition with this court for a decree changing names as follows: KAYLEE GRACE POPARADU to KAYLIE GRACE POPARADU. 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** 05/29/2025 at 1:30 p.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](http://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: 02/27/2025 Judge Julie A. Palafox Judge of the Superior Court Seal Beach Sun 3/13,20,27,4/3/25-151075

## Legals-SB

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001398** TO ALL INTERESTED PERSONS: Petitioner: THI KIM CHI TRAN filed a petition with this court for a decree changing names as follows: TUAN DAT NGUYEN to RYAN 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 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** 04/17/2025 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](http://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: 12/24/2024 Judge Eric J. Wersching Judge of the Superior Court Huntington Harbour Sun Journal 2/27,3/6,13,20/25-150442

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: WYAN PERRY SWENSON CASE NO. 30-2025-01465607-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 WAYNE PERRY SWENSON. A Petition for PROBATE has been filed by: TREVOR SWENSON & BENJAMIN SWENSON in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TREVOR SWENSON & BENJAMIN SWENSON be appointed as personal representative to administer the estate of the decedent. The petitions request 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:

## Legals-SB

**APR 24, 2025 at 1:30 PM in Dept. CM07 3390 Harbor Blvd Costa Mesa, CA 92626** The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: W. VITO LANUTI, ESQ.; W. VITO LANUTI & ASSOCIATES, PC, 6621 E. PACIFIC COAST HWY.,

## Legals-SB

#260, LONG BEACH, CA 90803. (562) 592-5001. BSC 226549 Seal Beach Sun 3/13,3/20,3/27/2025-151076

**Notice of Public Sale** Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday March 27, 2025 at 5:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at [www.self-storageauction.com](http://www.self-storageauction.com). Shay D Pino Caitlin M Quagliata Cherilyn Prusso Jr. Roberto E Aguirre Canales All sales are subject to prior cancellation. All terms, rules and regulations are available online at [www.self-storageauction.com](http://www.self-storageauction.com). Dated this March 13, 2025 by Seaciff Self Storage, 18100 Kovacs Lane, Huntington Beach, CA, 92648 (714) 375-1700 3/13/25 **CNS-3903172# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/13/25-150961**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY** Notice is hereby given that on **March 25th, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **6942 Garden Grove Blvd Westminster CA 92683 (714)614-7529 12:00 PM** Rhonda Lewis The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 3/13/25 **CNS-3905252# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/13/25-151125**

**NOTICE IS HEREBY GIVEN that the Subdivision Technical Review Committee of the City of Seal Beach will hold a public meeting on Wednesday, March 26, 2025, at 11:00 a.m. in City Hall Council Chambers, 211 Eighth Street, Seal Beach, California, to consider the following items:**

**TENTATIVE PARCEL MAP 2024-108.** A request to subdivide a single parcel consisting of all of Lot 17 and the Northeastly 12.50 feet of Lot 15 and the Southeastly 12.50 feet of Lot 19 of Block 221 of Tract No. 10 (Anaheim Bay Tract) into two separate parcels in compliance with the California Subdivision Map Act and the Seal Beach Municipal Code. The subject property is located on 15th Street, between Landing and Electric Avenue in the RHD-20 (Residential High Density) Zone.

Subject Location: 217 15th Street  
Property Owner: DBS Gabioli, LLC  
Applicant: Paula Soriano

Environmental Review: This project is determined to be a Class 15 (Minor Land Division) Categorical Exemption pursuant to Section 15315 of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the division of property in an urbanized area, which is zoned for residential use, into two parcels.

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

Kathryne Cho  
Deputy Director of Public Works/City Engineer  
Subdivision Technical Review Committee  
Submitted to the SUN Newspaper this 11th day of March 2025  
**Seal Beach Sun 3/13/2025-151086**