

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

<p>Furnished OceanFront Unit 1319 Seal Way, A, Seal Beach 3 Bedrooms, Remodeled Bath Remodeled Kitchen & Dining 2 Carport Spaces, Laundry Rm Front Floor to Ceiling Windows Fully Furnished & Decorated Water/Trash/Gas/Elect Paid Rent: \$4500. Available Now</p>	<p>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</p>
<p>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</p>	<p>Lovely Upstairs 2 Bd Apt 209 4th St, C Seal Beach 673 sq ft, 2 Bdrm, 1 Bath Granite Kitchen w/Stove Dishwasher, One Carport Common Laundry Room One Block to the Beach. Rent: \$2445. Available Now</p>
<p>Remodeled 1st Floor Apt 3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath New Kitchen, Dishwasher, Sinks & Toilet Fresh Paint, Com Laundry 2 Parking Spaces/Garage Rent: \$2600. Avail Now</p>	<p>Furnished/Unfurnished 211 13th St Seal Beach Two Story Front Porch Hardwood Floors, Garage Spc Stove, Fridge, Pet friendly Rent: \$4600. Avail 2/1/25</p>
<p>Great Curb Appeal! 417 Ocean Ave #5, SLB Upstairs, 2 Bed, 2 Bath Laminated Floors, Garage Roller to Beach & Main St Rent: \$3100 Avail: 1/10/25</p>	<p>Modern Luxury Design 700 Taper Drive, Seal Beach Sharp Edges, Tiled Floors Hardwood Floors, Lrg Living Area Lrg Roof Deck, Water Views Rent: \$7995. Available Now</p>

DO YOU OWN A BUSINESS?

File your Fictitious Business Name Statements here.. We do the work for you.

Ask about our special VIP package which includes:

- Name Search
- Court Filing
- Publishing in both Orange County & Los Angeles County

Contact us now!

562-430-7555

legals@localnewspapers.org

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 19 - 25, 2025

MYSTIC & OCCULT POWERS OF SPRING'S FIRE INITIATION, MERCURY & VENUS RETROGRADE

On Saturday March 1st, Venus, the brilliant yellow Wednesday, March 19th is St. Joseph's day - mentor and spiritual type-pattern for all fathers. Thursday, March 20th, the Sun enters Aries and it's Spring in northern latitudes. A new spiritual year begins with Aries - sign of fire, things red and fiery, inaugurating all things new again.

Spring equinox is an entire day and night of equal light and dark with the Sun's rays poised directly above the equator. Light and dark are equal at the equinoxes (spring/autumn).

Spring begins this year with Mercury and Venus retrograde in Aries, alerting us to review thoughts, beliefs and values before we begin inaugurating new plans for the new year.

As Sun travelled from Pisces to Aries, we experience a death of the old (Pisces, one of the signs of death), death of winter's past, and the birth of the new (new growth bursting forth). This death/birth experience also occurs within our cells as each part of our body prepares for the new season of light, ever increasing since Winter Solstice.

In spring (Fire Initiation, mystic and occult powers of spring) nature is germinating, bulbs have pushed green growth up through the soil, plum and cherry trees bloom, Earth's kingdoms (human, animal, plant, mineral) are energized, a new green fire in the heart of all matter. We are ready for change, for play and for a new story to come forth. It is nature's resurrection, reflected at the festival of Easter.

Tuesday, March 25, five days after spring equinox, is Lady's Day (in the Catholic church). It is the Annunciation - Angel Gabriel announcing to Mary that it was time for her to fulfill her promise of being the mother of a holy child, Jesus). This festival signifies the participation each one of us can choose, participating in the

RISA'S STARS

Divine Plan of Redemption. A promise made and fulfilled in the "season of blossoms and flowers." The letter "M" - Mary, Myrrha, Maris, Mere, etc. Waters of life.

As Aries anchors new archetypes to bring forth the new (spiritual and international astrological) year, the Sun's rays will continue to subtly expand and move northward, bringing greater amounts of light to our northern latitudes.

The next promise for humanity is summer solstice. In between spring and summer are the Three Spring Solar Festivals (full moon timing) - Aries, Taurus, Gemini - spiritual foundation for the remaining nine full moon festivals. These twelve together are the template for the new world religion, appearing during the Aquarian Age and under the direction of the soon to appear Aquarian World Teacher.

ARIES: It's important to realize that you are fiery, different, more motivated, focused and purposeful than other signs (except Capricorn). You can be misunderstood by peers, associates, colleagues and groups. You have a capacity for leadership. However, often you cannot work with others, needing to create your own plans and systems. One day you will stumble into the field of subtle energies - the etheric field. Here everyone and everything is connected and united. Pisces and Gemini live here. You can too. Happy Birthday, Aries.

TAURUS: Although no one would ever guess, you seek to subtly and quietly prove your self-worth to yourself and to others. Although you often quietly stand behind the curtains, remaining in the background, there is at this time a great need in the world for the information you possess. Always assisting those close to you, it's humanity, those young aspirants, minds not yet restructured, with the desire to learn, who also need your intelligence, stability and wisdom.

You were once in their place. Remember?

GEMINI: So, what is your primary emotional wound experienced as a young child? Perhaps it has something to do with self-identity. It seems to be dominating your thoughts and feelings at the moment. This is good. It's impelling you to move in a new direction, to allow for the crisis that life itself (as spiritual teachings) brings forth. An inner balance can be achieved by joining a specific group, contacting friends on a regular basis, relaxing into a class you're secretly longing for. You need to be present there as a point of light.

CANCER: Are you experiencing a separation or the death of something or someone? Do you feel a great lessening of your energy, a turning inward? Do you feel betrayed by a possible loss of desires, hopes and aspirations? It's important to realize you have the gift and abilities to see different aspects of the subtle worlds and thus attain deeper spiritual understandings. I don't think you're able yet to give yourself adequate respect or recognition for these gifts. Understanding them produces Good-will. They provide direction. Enter more deeply into these worlds.

LEO: Did something occur when you were little in relation to your parents? Were they absent, unavailable and wounded themselves? And did these experiences create a veil of protection, a withdrawing and a hard shell around you? Your heart constantly seeks understanding and healing. With others so often you feel disappointed. No one seems to understand your needs. So you draw around yourself more and more boundaries for safety. Wisdom says, to heal you simply need to give your heart away. Who and what do you deeply love?

VIRGO: Things feel deep and mysterious these days, much having fallen into the dark waters of Pisces

and Scorpio. As a Virgo you are very aware of the mind-body connection, of working with your health so that diet and nutrition are most important. You realize you must, each day, keep yourself emotionally poised and balanced, be able to concentrate on and disincarnate between what you need and then what others need. You realize they are different. This is a learning curve. Connect with others, not through pain, but through how you/they love and serve.

LIBRA: Take care of your daily life health and well-being. This is most important now. It's also most important to recognize the ways your creative self transforms your feelings of health. It's important also to know the difference between happiness, joy and bliss. Happiness is an everyday, personality feeling. Joy is a Soul experience when we make true contact with others and love is released. Bliss is otherworldly. It comes from Spirit. When and where do you experience these three levels? Observe yourself and identify these three levels of experience. Then you get to know yourself more.

SCORPIO: It would assist you to learn your family lineage, history and heritage. You are sensitive to everything that has to do with family and daily life livingness. However, you hide this sensitivity. When we know our roots, where we came from, who our relatives were, where they were from, we are able to understand ourselves better, gain acceptance of our family system, and realize what learnings still need to take place within ourselves. So many of us don't know who we are. With this study, never again would you feel a sense of abandonment or loneliness. Life then surrounds you - past present and future.

SAGITTARIUS: Are you feeling alienated and alone, drowning in some sort of memories or past realities? Is there a wound appearing? Do you feel limited and restrained? Perhaps you feel interrupted or maybe

eccentric to the point that others no longer understand you. Perhaps you're trying to write about this. Is there a problem in making yourself understood? Or perhaps you're not understanding yourself? Someone's not listening. Is it you? What would be of help to you in these situations? A loved one is nearby.

CAPRICORN: Are you fearful that there is not enough money for some family situation? Are finances in order? Are you seeking a reorientation in the home and thus able to access pleasure from resources that were set aside? It seems something has been loosened from your daily life and you have more freedom. You consider the difference between money, possessions, resources and wealth. Defining each one, assessing them, knowing you are wealthy beyond measure. It's a situation of right value, the ability to serve and care for those in need and self-worth. You are deeply worthy of all goodness coming to you.

AQUARIUS: Do not go back to past habits. You would then begin to neglect yourself health wise. Seek your fullest potential in all that you do, in everyone you encounter. Do not return to a past world that was unhealthy. We return sometimes to past realities during retrogrades. In terms of everyday life, make sure all rules are adhered to, all structures for healing remaining in place. Leave nothing to chance. Each day helps you achieve goals and dreams. Then you will assist others in developing themselves. You are an Aquarian teacher. Remain in the present. And pray each night for guidance.

PISCES: You must keep yourself strong and healthy. Begin emotionally and then physically. Make a health plan each day. Begin slowly, remain on schedule, using a time if necessary. Be aware of not absorbing other people's thoughts, emotions and difficulties. You are empathic. Be the observer. Ask yourself how you can help the other. To use this gift of empathy effectively one must be emotionally and physically strong. Work on this. Allow no nervous tension into your body. You are bringing secrets out into the open for the benefit of humanity and your family. Protect yourself through prayer and intentions for Goodwill.

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.

All real estate advertised herein for sale or for rent is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, such preference, limitation or discrimination. SUN Newspapers will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. To complain of discriminations, call HUD toll-free at: 1-800-347-3739

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 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.

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:

section 1250. A Request for Special Notice form is 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

Legals-SB

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 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: 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 Trustee, and the successful bid-

der 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



Be prepared before the next power outage.

It's not just a generator. It's a power move.™

Receive a free 5-year warranty with qualifying purchase* - valued at \$535.

Call 619-816-2491 to schedule your free quote!

**Terms and Conditions apply.*

GENERAC®

Legals-SB

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, 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. 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 (855) 313-3319, or visit this internet website 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

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 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

Legals-SB

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) 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 HARBOUR 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

Legals-SB

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) 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

Legals-SB

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**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001398

TO ALL INTERESTED PERSONS: Petitioner: THIM 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)

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 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 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

Legals-SB

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 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

Legals-SB

paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website WWW.NATIONWIDEPOSTING.COM, using the file number assigned to this case 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 the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website WWW.NATIONWIDEPOSTING.COM, using the file number assigned to this case, 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 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 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 benefi-

Legals-SB

ciary 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 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 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 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-

Legals-SB

4000 By: RICHARD G. WILKIN, 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 - Court 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. 2024000279143, 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 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

Legals-SB

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, 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. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 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

Legals-SB

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 NPP0472033 To: SEAL BEACH SUN 03/13/2025, 03/20/2025, 03/27/2025
Seal Beach Sun 3/13,20,27/25-151063

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE 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:
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) 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

Legals-SB

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

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) 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

NOTICE OF ANCILLARY PETITION TO ADMINIS-

Legals-SB

TER ESTATE OF: DIANE JOYCE ZARA AKA DIANE J. ZARA CASE NO. 30-2025-01465717-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 DIANE JOYCE ZARA AKA DIANE J. ZARA. A ANCILLARY PETITION FOR PROBATE has been filed by VALERIE JEANNE KLEINMAN AND KATHLEEN MARIE ZARA in the Superior Court of California, County of ORANGE. THE ANCILLARY PETITION FOR PROBATE requests that VALERIE JEANNE KLEINMAN AND KATHLEEN MARIE ZARA be appointed as personal representative to administer the estate of the decedent. THE ANCILLARY 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 ANCILLARY 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: 05/01/25 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) 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.

Legals-SB

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 LISA WEINMANN - SBN 320109 PROBATE CALIFORNIA 31413 CULBERTSON LANE TEMECULA CA 92591 Telephone (661) 244-1222 3/20, 3/27, 4/3/25
CNS-3905722# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/20,27,4/3/25-151168

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **April 1st, 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 location:
6742 Westminster Blvd. Westminster, CA 92683 657-272-7071 10:00 AM
Diana Vu
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may rescind any purchase until the winning bidder takes possession of the personal property 3/20/25
CNS-3906151# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/20/25-151174

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01449134

TO ALL INTERESTED PERSONS: Petitioner: LISA BENCHEIKH filed a petition with this court for a decree changing names as follows: LISA BENCHEIKH to LIZA BENCHEIKH. 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. D100 REMOTE

Superior Court of California, County of Orange Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the

Legals-SB

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: 02/27/2025 Judge David J. Hesseltine Judge of the Superior Court Seal Beach Sun 3/20,27,4/3,10/25-151231

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.
7392 Garden Grove Blvd Westminster CA 92683 (714) 657-6595 April 8th, 2025 2:00 PM
Nga Kim Tran
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property 3/20/25
CNS-3906151# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 3/20/25-151174

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01466676

TO ALL INTERESTED PERSONS: Petitioner: MINDY LYNN HANN filed a petition with this court for a decree changing names as follows: MINDY LYNN HANN to MINDY LYNN MILLER. 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 05/08/2025 at 1:30 p.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive 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 DATE: 03/14/2025 Judge David J. Hesseltine Judge of the Superior Court Seal Beach Sun 3/20,27,4/3,10/25-151244