

A real estate advertisement for Baytown Realty Property Management. The ad features the company name at the top, followed by 'COASTAL RENTALS' and the tagline 'DISCOVER YOUR DREAM HOME BY THE BEACH!'. Below this is the website 'BAYTOWNREALTY.COM' and the text 'TO VIEW PHOTOS VISIT' with a curved arrow pointing to a QR code. At the bottom, contact information is provided: 'OFFICE: 562.596.6600', 'RENTAL LINE: 562.343.4622', and the address '321 MAIN STREET, SEAL BEACH' with the license number 'DRE#01196063'.

CLASSIFIEDS

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

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AMERICAN BEACHSIDE = BROKERS

816 Electric Avenue, Seal Beach

***We're Placing The Beach
Within Your Reach***

Ocean Views from Balcony 417 Ocean Ave #5, Seal Bch Upstairs 2 Bdrms, 1.75 Baths Laminate Floors, Ceiling Fans Stove/Refrigerator/Dishwasher Balcony, Comm Laundry Rm 1 Car Garage, Great Location Rent: \$3200 Avail June 3rd	Cozy 2 Bd Apt with Parking 128 13th St A/B, Seal Beach First Floor, 2 Bd, 1.75 Ba Apt Laminate Floors, Ceiling Fans New Stove, Granite Counters Separate Entrances, Storage Freshly Painted, 1 Pkg Space Rent: \$2595 Avail June 15th
1 Bdrm Apt w/Garage 109 Dolphin #1 Seal Beach Front Unit with a Patio Area 1 Bedroom, 1 Full Bathroom Gas Stove & Wood Floors Community Laundry Room 1 Car Garage with Opener Rent: \$2495 Avail Aug 5	Furnished House with Patio 413 Ocean Ave, Seal Beach 3 Bdrms 1.5 Baths, 2 Stories Gas Fireplace, Wood Floors BBQ, 2 Patios, Wifi Included 1 Car Garage & Laundry Rm Fully Furnished & Decorated Rent: \$5500 Avail Sept. 1st
Small 1 Bdrm Apt 1102 Ocean Ave D, 1st Floor RENTED 1 Bedroom, 1 Full Bath Gas Stove & Dishwasher Steps to the Beach/Pier Rent: \$1700 Avail Now	1 Bdrm Apt w/Garage 109 Dolphin Ave, #2 SLB 1 Bedroom, 1 Full Bath RENTED Gas Stove & Dishwasher Community Laundry Room 1 Car Garage w/Opener Rent: \$2395 Avail May 7th
Remodeled & Lrg Balcony 1505 Ocean Ave, Seal Beach 2 Bdrm, 2 Baths RENTED Laminate Floors, Granite Counters In-Unit Laundry, Dining Area 2 Car Garage w/3rd Car Spc Rent: \$4700 Avail May 1st	16682 Dolores Ln #3, HB Upstairs 2 Bdrms 2 Baths Tile Floors & Dinero Area Stove & Dishwasher RENTED In-Unit Laundry, Dining Space Close to Park & Shopping Rent: \$2650 Avail May 10th

To View Our Current Listings, Go To:

LivingByTheBeach.com

Melissa Gomez

Broker - Owner - GRI - PSA

562-599-9509

INVESTMENTS • SALES • LEASING

**ESOTERIC ASTRONOMY AS NEWS FOR WEEK
JUNE 25 – JULY 1, 2025**

**BUILDING A LIGHTED HOUSE –
SUN IN CANCER, THE GATE OPENS**

We are now in summer (northern latitudes) and living under the warm light of Cancer. The Soul's keynote in Cancer is, "I build a lighted house within the personality and therein dwell." This Cancer light is the "light of the world."

Cancer is cardinal water and holds years and years, lifetimes, of memories.

No other sign has Cancer's ability to remember. It is important for Cancer (and all of us) to call forth real memories and release distorted memories. Then we have freedom to think clearly and understand life. Cancer, as water, is also the sign of reflection. The Earth reflects the heavens, the stars and their light. The heavens provide us with an encyclopedia of information, filled with God's messages (He geometrizes) found in the stars.

Cancer is the mother, gathering the energies of the three previous signs (Aries fire, Taurus earth, Gemini air), integrating them within herself, creating a womb of receptivity for new souls incarnating on earth. Therefore Cancer is called esoterically, the "gate into matter," the gate through which Spirit (its love, wisdom, intelligence, purpose, a fire) enters into form and matter. Conception is a sacred and holy event (an alchemical mystery), not spiritually understood yet by humanity.

As Cancer is water, the Earth itself is precipitated water. Cancer waters, as they blend with the fire of the Sun, purify the Earth. Water and fire are the two baptisms of purification – one water (cleansing), the other fire (the burning ground). Purity opens the door to each next stage in one's life journey. The Mother, the Divine Feminine, Cancer and Virgo, both signify the principle of purity. Purity guards, protects and provides nurturing nourishment – these humanity needs to thrive and flourish on each step towards Initiation.

The United States was born July 4, 1776 under the Cancer Sun (12+ degrees Cancer). Our Sun joins with the star Sirius (13 Cancer), star of Initiation. Cancer is the masses of humanity seeking Initiation, a step on the Path of Return.

We reflect upon these things during the month of Cancer, calling in the Soul of each of us, the Soul of our country, the World Soul, to "build a lighted house to dwell within." This is the Light of the Soul which is our refuge and it lights the way to Capricorn's Gate (matter returns to Spirit).

ARIES: Notice your many and various thoughts, ideas, plans, agendas and goals this past half of the year. You've climbed the ladder to a pinnacle in order to reach those goals. You have become over time very potent. Notice also your new authority, one finer tuned, more responsible, and aware of the importance of serving others. These are great accomplishments though they felt like great challenges. You have done well. Continue on, O Chela.

TAURUS: More and more you demonstrate your true self which is an intelligent, intuitive and illumined leader and teacher, one many need and seek in these times of change and transformation. There is a great crisis creating stress and strain for humanity. As you actively pursue a "call" to lead, you barely have time for other realities. Continue contacting those sharing your concern for humanity's future. Use your valuable resources to help humanity in the challenging times to come. There is a village and community and garden to be built.

GEMINI: Offer praise and recognition for everything in your life. Each of us is deeply blessed with creative gifts and abilities. Each of us has a group around us whose purpose is to help us grow, transform, achieve, evolve, recognize ourselves and grow even more. We contract with family and friends before birth to act in ways that help us move forward spiritually. Because we don't remember (this contract), this often feels difficult. Nonetheless, thank them – heart to heart, Soul to Soul.

CANCER: You felt before that your work took you away from family. And then it happened that family needed to take you away from (spiritual) work. Your task and lesson, difficult as it may seem, is to balance the two. The more difficult this is, the greater the test and Initiation (greater awareness, greater responsibilities). Do you have visions and dreams for a different future? Or have you given up on dreaming? In between exhaustion and despair, a glimmer of a future dream may occur. Watch for it.

LEO: Your life has taken on dimensions that at times seem just too much, taxing and overwhelming. So much to do, so many to help and serve (in all the kingdoms), so many thoughts moving through your mind on how to help, yet they seem hidden behind a veil. This brings forth great emotions. As you try expressing yourself, you find communication difficult, tangled, and wrought with, at times, sadness. The family is still here but it needs communication. Is your love life assuming a new path? Do you remember those you loved once long ago?

VIRGO: An extraordinary creativity is seeking to express itself, and so you may feel an urge and new sense of self as creative building within. Virgos, as they seek perfection, may find themselves as creative. But being impressed there from bringing your artist self forth. Es and nurtures the life force. You do this by expressing love a few creative ways. You know and rearrange those crystals.

LIBRA: Thoughts from many actions within your presence therapeutic terms, you mind rearranging your thoughts. Are you living in the past or the dictates of anger at what occurred in the past? You have thoughts about the past but to understand spiritual connection, and forgiveness, and radiate Goodwill and love now.

SCORPIO: Communication and rich, remains internal. You need to communicate your are curious, listen carefully, while also maintaining silence those you trust to understand your sense of connection, are not an island. Don't keep you know to be shared. You trust. They love you.

SAGITTARIUS: A new world of precipitating into form new realities, etc. Sagittarian travelers, philosophers star

Sow. In fact these adventurous warriors create shadows others stand in. You continue to be at the razor's edge of change. However, that change itself keeps changing. Maintain your present curiosity, focus, direction and state of identity. Doors open by themselves. The grass grows tall in the summer, reaching for the Sun.

CAPRICORN: Inner impressions from spiritual realms, from your soul and intuition, are informing you to take time alone and rest. You need to reorient, re-evaluate and then to simply just unwind from your multiple and various states of responsibility. Capricorns are the most responsible ones in the zodiac. Observing your actions, we award your constant standards of nurturance and beauty applied to all areas of life. Now you are to relax and rejuvenate before your next tasks appear (soon!).

AQUARIUS: Realities in life begin with hopes, wishes, dreams and the imagination. Form and matter are shaped by what we imagine until one day our dreams come true. They become concrete events and experiences. Ponder upon and clarify what is important to you, what you want to pursue, and who you want to be in the years to come. Sometimes this is difficult. Some of us live only in the moment. But within each moment there is a vision for our future. Try to capture it.

PISCES: You may have plans for the immediate future. Those plans may change based upon your needs and the needs of those around you. There is a collaboration occurring between you and another – maybe many others. Pursuing this will bring about a synthesis that will take you far into the future and into a world very different than now. Understand the present planetary changes. Here is your "I seek to serve and not exact due service. I seek to help not hurt." But at times you are hurting, which deepens compassion for your particular task. Carry on while also considering your next life as well.

@gmail.com. Her website is www.nightlightnews.com.

Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB
<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000560</p> <p>TO ALL INTERESTED PERSONS: Petitioner: ROSA CUEVAS on behalf of ASIYAH LEAH CUEVAS TORRES, a minor filed a petition with this court for a decree changing names as follows: ASIYAH LEAH CUEVAS TORRES to ASIYAH LEAH CUEVAS. 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.</p> <p>NOTICE OF HEARING 07/25/2025 8:30 a.m. L73 Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</p> <p>(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)</p> <p>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: 05/28/2025 Judge Eric J. Wersching Judge of the Superior Court Seal Beach Sun 6/5,12,19,26/25-153591</p> <p>SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 30-2025-01468121-CU-BC-CJC</p> <p>NOTICE TO DEFENDANT (AVISO AL DE-</p>	<p>MANDADO): FRANCOIS PHONG BUI, M.D., INC. a California corporation; PHONG FRANCOIS BUI, an individual, and Does 1-10, inclusive</p> <p>YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): DEXT CAPITAL, LLC</p> <p>NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.</p> <p>You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.</p>	<p>¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.</p> <p>Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.</p> <p>Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil.</p>	<p>Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.</p> <p>The name and address of the court is (El nombre y dirección de la corte es): Orange County Superior Court 700 Civic Center Drive West, Santa Ana, CA 92701</p> <p>The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Cathy K. Robinson, Esq. / Wright Finlay & Zak, LLP 4665 MacArthur Court, Ste. 200, Newport Beach, CA 92660 (949) 477-5050</p> <p>DATE (Fecha): 03/18/2025</p> <p>DAVID H. YAMASAKI, Clerk of Court, Clerk (Secretario), by R. Gardea, Deputy (Adjunto) (SEAL)</p> <p>NOTICE TO THE PERSON SERVED: You are served 6/12, 6/19, 6/26, 7/3/25 CNS-3936060# HUNTINGTON HARBOUR SUN-JOURNAL H H S J 6/12,19,26,7/3/2025-153931</p> <p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01487671</p> <p>TO ALL INTERESTED PERSONS: Petitioner: COURTNEY ANDERSON filed a petition with this court for a decree changing names as follows: COURTNEY ANDERSON to COURTNEY BLAKE. 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</p>	<p>hearing.</p> <p>NOTICE OF HEARING 08/06/2025 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p> <p>(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)</p> <p>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: 06/05/2025 Judge David J. Hesseltine Judge of the Superior Court Seal Beach Sun 6/12,19,26,7/3/25-153940</p> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAKE PATRICK CARVER CASE NO. 30-2025-01489166-PR-LA-CMC</p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAKE PATRICK CARVER. A PETITION FOR PROBATE has been filed by JENNIFER BOSCO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JENNIFER BOSCO 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</p>	<p>why the court should not grant the authority.</p> <p>A HEARING on the petition will be held in this court as follows: 08/21/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BOULEVARD, COSTA MESA, CA 92626</p> <p>NOTICE IN PROBATE CASES</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>for Special Notice form is available from the court clerk.</p> <p>Attorney for Petitioner LINDA TOROSSIAN - SBN 238456 TAYLOR SUMMERS & TOROSSIAN, P.C. 301 E. COLORADO BOULEVARD, SUITE 450 PASADENA CA 91101 Telephone (626) 795-7400 6/19, 6/26, 7/3/25 CNS-3938303# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 6/19,26,7/3/2025-154069</p> <p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01489296</p> <p>TO ALL INTERESTED PERSONS: Petitioner: HAO HONG NGUYEN filed a petition with this court for a decree changing names as follows: HAO HONG NGUYEN to LUNA MYTHERANYX. 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.</p> <p>NOTICE OF HEARING 08/13/2025 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p> <p>(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)</p> <p>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</p>

EVEN WHEN IT'S JUST AROUND THE CORNER.

NEVER GIVE UP
UNTIL THEY BUCKLE UP.



[VISIT SAFERCAR.GOV/KIDSBUCKLEUP](http://VISITSAFERCAR.GOV/KIDSBUCKLEUP)



www.nhtsa.gov

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Journal
DATE: 06/12/2025
Judge David J. Hesselatine
Judge of the
Superior Court
Huntington Harbour Sun Journal
6/19,26,7/3,10/25-153121

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2025-01485449**

TO ALL INTERESTED PERSONS: Petitioner: AMERAH SIMONE OATMAN filed a petition with this court for a decree changing names as follows: AMERAH SIMONE OATMAN to AMERAH SIMONE SOLENE. 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
07/29/2025
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
DATE: 05/27/2025
Judge David J. Hesselatine
Judge of the
Superior Court
Seal Beach Sun
6/19,26,7/3,10/25-153124

APN: 932-18-205 FKA 932-182-05 TS No: CA08000141-25-1 TO NO: 250135410-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 14, 2019. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 21, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 22, 2019 as Instrument No. 2019000019775, and that said Deed of Trust was modified by Modification Agreement and recorded March 1, 2024 as Instru-

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ment Number 2024000046922, of official records in the Office of the Recorder of Orange County, California, executed by SON TRUONG NGUYEN AND CHRISTINE HUYNH, HUSBAND AND WIFE AS JOINT TENANTS, SON TRUONG NGUYEN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for JMAC LENDING, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: See Exhibit "A" Attached Hereto And Made A Part Hereof Exhibit "A" Parcel 1: Unit 40 As Shown On That Certain Condominium Plan Recorded April 14, 1986, As Instrument No. 86-147697, Official Records Of Orange County, California, As Defined In The Notice Of Declaration Of Annexation For Phase II Of Fountain Crest Recorded April 14, 1986, As Instrument No. 86-147696, Official Records Of Said County, And Located On Lot 2 Of Tract No. 12393, In The City Of Fountain Valley, County Of Orange, State Of California, As Shown On A Map Recorded In Book 552, Page(S) 14 And 15, Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Parcel 2: An Undivided 1/30th Interest In And To Lot 2 Of Tract No. 12393, Described In Parcel 1 Above. Except Therefrom Units 28 Through 57 As Shown Upon The Condominium Plan Referred To In Parcel 1 Above. Also Excepting Therefrom All Subsurface Water Rights, As Dedicated To The City Of Fountain Valley On The Map Of Said Tract. Also Except Therefrom All Geothermal Resources, Minerals, Ores, Precious And Useful Metals, Substances And Hydrocarbons Of Every Kind And Character, Including Petroleum, Oil, Gas, Asphaltum And Tar, That May Now Or Hereafter Be Found, Located, Contained, Developed Or Taken On, In, Under Or From Said Land, Or Any Part Thereof, Without, However, Any Right Of Surface Entry Or Any Right Of Entry To The Subsurface Thereof To A Depth Of 500 Feet Beneath The Surface Of Said Property For The Development, Removal Or Other Exploitation Of Said Resources And Substances, As Reserved In The Deed Recorded August 19, 1986 As Instrument No. 86-369865 Of Official Records. Parcel 3: An Exclusive Easement Appurtenant To Parcels 1 And 2, Described Above, On, Over And Across Those Portions Of The Exclusive Use Common Area As Described, Shown And Assigned On The Condominium Plan Referred To In Parcel 1 Above. Parcel 4: A Nonexclusive Easement Appurtenant To Parcels 1 And 2, Described Above, For Ingress, Egress, Use And Enjoyment On, Over And Across The Common Area Of Lot 2 Of Said Tract No. 12393, As Defined In The Notice Of Declaration Of Annexation For Phase II Of Fountain Crest Referred To In Parcel 1 Above. Except Therefrom All Those Areas

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Shown As Exclusive Use Common Areas On The Condominium Plan Referred To In Parcel 1 Above. Parcel 5: A Nonexclusive Easement Appurtenant To Parcels 1 And 2, Described Above, For Ingress, Egress, Use And Enjoyment On, Over And Across All Common Area And Association Property Of The Preceding Phase Of Development, As Defined In The Notice Of Declaration Of Annexation For Phase II Of Fountain Crest Referred To In Parcel 1 Above. Except Therefrom All Those Areas Shown As Exclusive Use Common Areas On The Condominium Plan Referred To In Parcel 1 Above. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 17333 BROOKHURST STREET UNIT B7, FOUNTAIN VALLEY, CA 92708 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$270,088.94 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear

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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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000141-25-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000141-25-1 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 ad-

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vice regarding this potential right to purchase. Date: June 16, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000141-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0475726 To: HUNTINGTON HARBOUR SUN JOURNAL 06/26/2025, 07/03/2025, 07/10/2025 HHSJ 6/26,7/3,10/25-154257

**NOTICE OF PUBLIC
SALE OF PERSONAL
PROPERTY**

Notice is hereby given that on **July 22nd, 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** Anna L Lewis Ron Miller DeJaughn Murphy Alexis Westermann Jonathan Zuleta 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 up until the winning bidder takes possession of the personal property. 6/26/25

**CNS-3941697#
HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 6/26/2025-154377**

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

30-2025-01491770
TO ALL INTERESTED PERSONS: Petitioner: PARKER NATHAN KURZ filed a petition with this court for a decree changing names as follows: PARKER NATHAN KURZ to PARKER NATHAN WEBER. 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
08/27/2025
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be pub-

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lished 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: 06/24/2025
Judge David J. Hesselatine
Judge of the
Superior Court
Seal Beach Sun
6/26,7/3,10,17/25-154433

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

30-2025-01491779
TO ALL INTERESTED PERSONS: Petitioner: CARSON WEBER KURZ filed a petition with this court for a decree changing names as follows: CARSON WEBER KURZ to CARSON KURZ WEBER. 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
08/27/2025
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West

Sunset Beach Sanitary District
P.O. Box 1185

Sunset Beach, CA 90742-1185
(562) 493-9932

NOTICE OF FILING REPORT
(Health & Safety Code No. 5473.1)

NOTICE IS HEREBY GIVEN AS FOLLOWS:
THE BOARD OF DIRECTORS OF THE SUNSET BEACH SANITARY DISTRICT, of Orange County, California, does hereby ORDAIN as follows:

SECTION 1: Pursuant to the provisions of Health and Safety Code Section 5473, the following service charges are hereby established:

A. For each residential or commercial unit which does not provide for its own trash pick-up, as counted by the District Assessor, **an annual service charge of \$300.00 for trash pick-up (no increase).**

B. For each residential or commercial unit, as counted by the District Assessor, **an annual service charge of \$300.00 for sewage transport and treatment (no increase).**

C. For each restaurant unit, as counted by the District Assessor, **an annual service charge of \$625.00 for sewer cleaning (no increase).** This charge shall be payable by the property owner, whether or not he utilizes the District services. Please note there is no increase in the rates from the prior year.

SECTION 2: Pursuant to the provisions of Health and Safety Code Section 5473, the Board of Directors hereby elects to have said service charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District.

SECTION 3: Annually, the Assessor of the District shall cause a written report to be prepared containing a description of each parcel of property subject to said charge, together with the charges applicable thereto. **SECTION 4:** Annually, the Secretary of the Board shall cause appropriate notice of the filing of the report and of the time and place of a hearing thereon to be given in the manner provided for in Health and Safety Code Section 5473.1.

SECTION 5: The Board of Directors has caused a copy of the report to be filed with the Clerk of this District containing a description of each parcel of real property in the District receiving such services and facilities, and the amount of the charge for each parcel for the Fiscal Year 2025-2026, and proposing to have such charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the District.

SECTION 6: A hearing on said report will be held **July 10, 2025 at 6:30 p.m.** in the Sunset Beach Woman's Club located at Bay View Drive & Broadway in Sunset Beach, California, at which time the Board of Directors will hear and consider all objections and protests, if any, to said report. Any not able to attend this meeting may protest by mail **if postmarked by July 3, 2025.** Protests will not be considered after July 10, 2025.
Dated: May 14, 2025
Graham Hoad
President

Seal Beach Sun 6/12 & 6/26/2025-153157

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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: 06/24/2025
Judge David J. Hesselatine
Judge of the
Superior Court
Seal Beach Sun
6/26,7/3,10,17/25-154435

**FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20256718965**

GENTLEMAN COWBOY PRODUCTIONS located at 22051 ROBIN ST, LAKE FOREST, CA 92630. County: Orange. This is a New Statement. Registrant(s): KRIBA & CO, 22051 ROBIN ST, LAKE FOREST, CA 92630. This business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name on: N/A. Registrant(s): /s/ KILARASH ZOKAEI, CEO (CHIEF EXECUTIVE OFFICER). I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement as filed with the County Clerk of Orange County on 06/24/2025.

Seal Beach Sun
6/26,7/3,10,17/25-154437