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CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25TRCP00018

Superior Court of California, County of LOS ANGELES
Petition of: AMY MARIE SCHMIDT for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner AMY MARIE SCHMIDT filed a petition with this court for a decree changing names as follows: AMY MARIE SCHMIDT to AMY BARNET
The Court orders that all persons interested in this matter 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:
Date: MAR 14, 2025, Time: 8:30AM, Dept.: P, Room: 440
The address of the court is 825 MAPLE AVE., TORRANCE, CA 90503
(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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE BEACH REPORTER
Date: JAN 13, 2025
JUDGE DAVID K. REINERT
Judge of the Superior Court
1/23, 1/30, 2/6, 2/13/25
CNS-3888270#
THE BEACH REPORTER

COAST HWY STE D, REDONDO BEACH CA 90277
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/20/25
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
S/ WHITNEY PIPER MORETTI, OWNER
This statement was filed with the County Clerk of Los Angeles on 1/16/2025
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
1/23, 1/30, 2/6, 2/13/25
CNS-3888528#
THE BEACH REPORTER

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: 02/06/25 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012
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
KEITH SIMPSON - SBN 196014
LAW OFFICES OF KEITH F. SIMPSON,
A PROFESSIONAL CORPORATION
1334 PARK VIEW AVENUE, SUITE 325
MANHATTAN BEACH CA 90266
Telephone (310) 297-9090
1/23, 1/30, 2/6/25
CNS-3888492#
THE BEACH REPORTER

TRUSTEE SALES

APN: 7550-017-020 TS No.: 24-07326CA TSG Order No.: 240542493 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 15, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded April 18, 2022 as Document No.: 20220423423 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Omar McGee, unmarried man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: February 27, 2025 Sale Time: 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91768 2 File No.: 24-07326CA The street address and other common designation, if any, of the real property described above is purported to be: 2039 Jaybrook Dr, Rancho Palos Verdes, CA 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$983,639.10 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the 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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07326CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-07326CA 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. 3 File No.: 24-07326CA 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. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: January 23, 2025 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0470128 To: MANHATTAN BEACH REPORTER 02/06/2025, 02/13/2025, 02/20/2025 2/6, 2/13, 2/20/25 CNS-3891813# THE BEACH REPORTER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025009676

The following person(s) is (are) doing business as: PIPER MORETTI REAL ESTATE, 1617 S. PACIFIC COAST HWY STE D REDONDO BEACH CA 90277, County of LOS ANGELES
Registered owner(s): WHITNEY PIPER MORETTI, 1617 S. PACIFIC

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL DONALD ANUSZEWSKI CASE NO. 24STPB05445

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MICHAEL DONALD ANUSZEWSKI.
A PETITION FOR PROBATE has been filed by JILL ANUSZEWSKI in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that JILL ANUSZEWSKI 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

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: GABRIEL GONZALEZ II CASE NO. 25STPB00856

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **GABRIEL GONZALEZ II**
A PETITION FOR PROBATE has been filed by **Gabriel Gonzalez, III, Giovanni Gonzalez and Isabel Gonzalez** in the Superior Court of California, County of LOS ANGELES
THE PETITION FOR PROBATE requests that **Gabriel Gonzalez, III, Giovanni Gonzalez and Isabel Gonzalez** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on
Date: February 27, 2025 Time: 8:30 a.m.
Dept. 62 Room: 600
Address of the Court:
LOS ANGELES COUNTY SUPERIOR COURT COUNTY OF LOS ANGELES
111 N. Hill St., Los Angeles, CA 90012
BRANCH NAME: Stanley Mosk Courthouse
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
David C. Kadin, Esq.
553 N. Pacific Coast Hwy., 140
Redondo Beach, CA 90277
310-798-2271
The Beach Reporter
Published: 2/6, 2/13, 2/20/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GREGORY ISAAC SEWELL CASE NO. 25STPB00510

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **GREGORY ISAAC SEWELL**
A PETITION FOR PROBATE has been filed by **Stacey Sewell** in the Superior Court of California, County of LOS ANGELES
THE PETITION FOR PROBATE requests that **Stacey Sewell** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on
Date: 02/18/2025 Time: 8:30 AM
Dept. 29 Room: 240
Address of the Court:
SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES STANLEY MOSK
111 N Hill Street, Los Angeles CA, 90012
BRANCH NAME: Stanley Mosk Courthouse
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.
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Petitioner in Pro Per
Stacey Sewell
1015 Buffernut Ct
Carson CA, 90746
310-695 0176
The Beach Reporter
Published: 2/6, 2/13, 2/20/25

THE MANHATTAN BEACH PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING TO CONSIDER ZONE TEXT AMENDMENTS RELATED TO IMPLEMENTATION OF FIVE PROGRAMS OUTLINED IN THE CITY'S 6TH CYCLE HOUSING ELEMENT

Applicant: City of Manhattan Beach
Project Location: Citywide

Project Description: The City's 6th Cycle Housing Element was adopted by the City Council in September 2022 and certified by the California Department of Housing and Community Development in July 2023. The City's Housing Element contains a series of programs that must be implemented to further the goals stated in the document, which include several amendments to the Manhattan Beach Municipal Code and the Local Coastal Program. On July 24, 2024, and December 11, 2024, the Planning Commission conducted study sessions to provide input on the proposed amendments. The Planning Commission will consider the proposed zone text amendments to the Manhattan Beach Municipal Code and the Local Coastal Program to implement five programs in the City's adopted Housing Element. The Planning Commission's recommendation will be forwarded to the City Council for their consideration.

Environmental Determination: A Negative Declaration (ND) was approved for the 6th Cycle Housing Element (originally adopted on March 22, 2022, pursuant to City Council Resolution No. 22-0014). A first addendum to that ND was approved for an amendment to the 6th Cycle Housing Element (adopted on September 22, 2022, pursuant to City Council Resolution No. 22-0137). A second addendum to that ND has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) Guidelines. As detailed within the second addendum, adoption of the zone text amendments implementing five programs of the City's 6th Cycle Housing Element would not result in any potentially significant environmental impacts.

Project Planner: Maricela Guillean, Associate Planner, (310) 802-5526, mguillean@manhattanbeach.gov

Meeting Date & Time: Wednesday, February 26, 2025. Meeting Begins at 3:00 P.M. (Item discussion time is dependent on location on the agenda.) The Planning Commission meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the 'Public Comments' section of the Planning Commission meeting agenda that will be posted on the City's website (https://www.manhattanbeach.gov) on or before Friday, February 21, 2025. If you wish to have written materials included in the agenda, please submit such material prior to Wednesday, February 19, 2025.

Public Comments: The Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All comments provided by the deadlines above will be available to the Planning Commission and the public prior to the meeting. Comments received following posting of the Staff Report will be forwarded to the Planning Commission at, or prior to, the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.

Ryan Heise
Acting Community Development Director
The Beach Reporter
Published: 2/6/25

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