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Notices

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEANNE MAY NJOES Case No. 24STPB11833

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JEANNE MAY NJOES

A PETITION FOR PROBATE has been filed by Gregory D. Njoes in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Gregory D. Njoes be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost will and codicils, if any, be admitted to probate. Copies of the lost 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 on Nov. 20, 2024 at 8:30 AM in Dept. No. 5 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:
PHUNPHILAS VIRAVAN ESQ
SBN 188072

LAW OFFICE OF
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ANAHEIM CA 92807

CN111315 NJOES Oct 25, Nov 1,8, 2024

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City of Avalon City Council
Notice of Public Hearings

Notice is hereby given that the City Council of the City of Avalon will conduct a De Novo Public Hearing at 5:00 p.m., Tuesday, November 5, 2024, in the Council Chambers at City Hall, 410 Avalon Canyon Road, Avalon, CA 90704, to consider an appeal to a Planning Commission granted Conditional Use Permit, Variance, Site Plan, and Coastal Development Permit to allow the demolition of an existing three-story apartment building and construction of a new four-story hotel with employee housing in the Special Commercial (SC) zone at 301 Beacon Street (APN 7480-031-040) Owner: The Cameron Family Limited Partnership, Roger and Kathleen Wesley Living Trust dated November 21, 2019, and Suzanne T. Coe Application #: PC2842 Filing Date: April 24, 2024. The Proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (In-Fill Development Projects). The Project Site is located within the non-appealable area of the Coastal Zone.