

# Classifieds

\$20 minimum (4 lines) \$2 each additional line; box \$2. Average 25 characters and spaces per line. (Count each character and space, divide by 24 to get number of lines. Each fraction of a line counts as a full line.) **Classified Display Rate \$15 per column inch.** Deadline noon Tuesday. Call **310-329-6351** or email **office@thecatalinaislander.com** to place your ad.

## Announcements

Announcing **Catalina's Luxurious Unique Enterprises. (C. L. Unique Enterprises)** For more information, please call 916-545-5982

A classified ad is a sure way to promote your service!

*Don't delay - call today!*

**310-510-0500**

## PLACE AN AD HERE!

310-510-0500

Fax 310-510-2882

210 Metropole St. A  
Avalon

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 176285 Title No. 240345409 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/29/2006. 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 04/03/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/05/2006, as Instrument No. 06 0733879 and Modified by Modification recorded 6/15/2009 by Instrument No. 20090895396 and Modified by Modification recorded 3/10/2011 by Instrument No. 20110370914 and Modified by Modification recorded 11/17/2014 by Instrument No. 20141227357, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Albert Rappoport and Gail Uellendahl, husband and wife as community property, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST AND ATTACHED EXHIBIT A.APN 7480-034-054.EXHIBIT A LEGAL DESCRIPTION REF. NO. 176285 PARCEL 1: THE SOUTHWESTERLY TWO FEET OF LOT 45 AND THE NORTHEASTERLY 20.1 FEET OF LOT 46 IN BLOCK "G" OF TRACT NO. 3368, IN THE CITY OF AVALON, AS PER MAP RECORDED IN BOOK 37, PAGES 3 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: THE SOUTHWESTERLY TWO FEET OF LOT 46 AND THE NORTHEASTERLY 17 FEET OF LOT 47 IN BLOCK "G" OF TRACT NO. 3368, IN THE CITY OF AVALON, AS PER MAP RECORDED IN BOOK 37, PAGES 3 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS SHOWN AS A PORTION OF LOT 32 IN BLOCK 20 IN THE CITY OF AVALON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MP FILED IN BOOK 1, PAGE 31, OFFICIAL 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: 338 Eucalyptus Avenue, Avalon, CA 90704 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, 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 said Deed of Trust, 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 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: \$1,094,063.57 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 2/25/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 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 (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#176285. 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: 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sbl079 for information regarding the sale of this property, using the file number assigned to this case TS&#176285 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. A-4836144 03/07/2025, 03/14/2025, 03/21/2025

Catalina Islander 3/7,14,21/2025-150887

## Notices

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25TRCP00099

TO ALL INTERESTED PERSONS: Petitioner: MICHELLE NANCY BERNAL filed a petition with this court for a decree changing names as follows: MICHELLE NANCY BERNAL to MICHELLE VIOLET BERNAL. 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

04/18/2025

8:30 a.m., Dept. E, Room 500  
Superior Court of California  
County of Los Angeles  
Torrance Courthouse  
825 Maple Avenue, Room 100  
Torrance, CA 90503

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 newspaper of general circulation, printed in this county:

The Catalina Islander

DATE: 02/28/2025

Alan B. Honeycutt

Judge of the

Superior Court.

The Catalina Islander

3/7,14,21,28/2025-150863

### PLANNING COMMISSION MEETING CITY OF AVALON - NOTICE OF PUBLIC HEARING March 19, 2025

NOTICE IS HEREBY GIVEN that the Avalon Planning Commission will hold a PUBLIC HEARING to consider the following items at a meeting to be held on **March 19, 2025 at 5:00p.m.**, in the COUNCIL CHAMBERS AT 410 AVALON CANYON RD, AVALON, CA.

The public can submit written comments prior 72 hrs prior to the day of the meeting in person to the Planning Department at City Hall or via email to [dromo@cityofavalon.com](mailto:dromo@cityofavalon.com). Staff reports for each agenda item are posted a minimum of 72 hours prior to the meeting and are available for review in person or on the City website at <http://www.cityofavalon.com>. This meeting is viewable live in person or via streaming:

Facebook: (<http://www.facebook.com/CityOfAvalonOfficial>)

Cable (Catalina Broadband Solutions Channel 3)

YouTube (<http://www.youtube.com/cityofavalonca>)

Website (<http://www.cityofavalon.com/meetings>)

1. **Site Plan and Variance** to allow demolition of an existing single-family residence and construction of a new two-story single-family residence in the Multiple Residential, High Density (HD) zone. If approved, the Proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (New Construction or Conversion of Small Structures). If denied, the Proposed Project is statutorily exempt from CEQA per State CEQA Guidelines 15270 (Projects Which Are Disapproved). The proposed project is located within the Coastal Zone and is excluded from Coastal Development Permit requirements per Avalon Municipal Code (AMC) Section 9-8.102.b.7.

Location: 304 Sumner Avenue (APN 7480-033-049) Owners: Ashley Sands and Courtney Coleman Application #: PC2877  
**Catalina Islander 3/07/2025-150909**

#### PUBLIC NOTICE

##### ANNUAL VEHICLE REGISTRATION

NOTICE IS HEREBY GIVEN that on February 3, 2025, the City of Avalon will begin annual Registration for all full size Residential Vehicles (blue stickers) and Autoette (Golf Cart) permits, and will continue through April 1, 2025. Vehicle permits renewed after this date shall be considered late, and will be required to pay a "late renewal charge" of \$30.00 per vehicle in addition to the regular registration fee.

Full size residential vehicle permits shall be ineligible for renewal and shall be subject to losing all prior rights of registration if not renewed before 5:00 p.m. on Monday, June 2, 2025.

Applicants must bring current vehicle registration, proof of ownership or lawful possession, and be prepared to provide proof of residency or non-resident real property ownership. **The owner of a full size residential vehicle(s), autoette(s) and non-residential autoette(s) must be present to register sticker. If the owner is unavailable, a letter must be provided from the owner designating a responsible person on their behalf.**

**The fee for renewal is \$50.00 for permits. All renewals and payments may be completed online at: [www.cityofavalon.com/vehicles](http://www.cityofavalon.com/vehicles) and will result in expedited sticker service.**

**ALL OUTSTANDING TRAFFIC CITATIONS MUST BE TAKEN CARE OF BEFORE VEHICLE STICKERS ARE ISSUED ([www.citationprocessingcenter.com](http://www.citationprocessingcenter.com)).**

Registration will be conducted at City Hall, 410 Avalon Canyon Rd.

February: Monday – Thursday 8:30 a.m. - 4:30 p.m. closed 12:00 p.m. - 1:00 p.m.

Fridays 8:00 a.m. – 12:00 p.m.

March: Monday – Friday, 8:30 a.m. to 4:30 p.m. closed 12:00 p.m. - 1:00 p.m.

Saturday, March 1, 2025 9:00 a.m. – 2:00 p.m.

(Drive through for previously paid online renewals only)

If you have any questions please contact Vehicle Clerk Rocio Hernandez at City Hall, (310) 510 – 0220 ext. 100, or [vehicles@cityofavalon.com](mailto:vehicles@cityofavalon.com).

Published: The Catalina Islander:

January 24, 31

February 7, 14, 21 28

March 7, 14, 21, and 28 of 2025.

Broadcast: Avalon Community Channel on Catalina Cable TV

Posted: City Hall Bulletin Board Avalon Public Library

City of Avalon Web Site: <http://www.cityofavalon.com> US Bank

Catalina Express Terminal

**Catalina Islander 1/24,31,2/7,14,21,28,3/7,14,21,28/2025-149580**

## Need to sell something?

## Have a space to rent?

## Have a service to offer?

## PLACE AN AD HERE!

310-510-0500

Fax 310-510-2882

210 Metropole St. A

Avalon, CA 90704