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ESOTERIC ASTROLOGY AS NEWS FOR WEEK
MARCH 26 - APRIL 1, 2025

A GENERATIONAL CHANGE BEGINS - NEPTUNE ENTERS ARIES

RISA'S STARS

In these past weeks we have had transits in the sky that may have made humanity feel tired and exhausted, of things not working, a feeling of being back in previous times, and overall a sense of such tiredness that we wonder what is wrong with us. Here is what is occurring in the heavens, influencing our every moment on earth - physically, emotionally, mentally and spiritually. Our activities on Earth reflect the planetary and star movements in the heavens. That is the study of astrology. And so, presently we have two retrogrades (Venus and Mercury), Saturn (structure) is in Pisces along with Neptune and soon Venus. In retrograde times, we don't move forward. With planets in Pisces we are lost in a sort of other worldly wilderness, living behind fogs and veils and remembrances and inner realities. It is a time of retreating into hopes, wishes and dreams. We will feel better after May passes.

There is a significant shift with the planet Neptune occurring Sunday, March 30. It represents the changes we are seeing and feeling and changes yet to come. Neptune, one of Earth's outer planets, ruler of fogs, mists, clouds and illusions, leaves Pisces and enters Aries (water to fire). Aries "initiates all things new."

Neptune's entrance into the fires of Aries creates a generational change. The outer planets (Uranus, Neptune, Pluto) are generational planets, meaning they influence and shape generations and once their transit is over, we are no longer what we once were. Neptune, in Pisces, for the last 14 years, has been a time of spiritual refinement, a summoning of mindfulness, inner pilgrimages into

other worlds (plant medicine, exploring trauma, death, secrets, UFO's, other dimensions, meditation, esoteric teachings), and a calling humanity to "love more."

Neptune leaving Pisces ends a long 163-year cycle. Entering Aries, Neptune brings a subtle awakening, a new religious fervor, a new spiritual self-identity, bold new actions (Mars) and facts (Mercury) that refine humanity. The last time Neptune was in Aries was 1862-75. What was occurring in our world then? That was only a preview of what will happen now. We will enter into what feels like a "back to the future" reality. What once was and was hidden comes to life again. This time for real.

ARIES: A new self-identity is beginning to appear through this Mercury and Venus retro. There is a deep searching within the self. Who am I? What am I doing? Where am I going? These are your questions. Prepare also for changes in light, color, sun, shadows and rhythms, changes reflected within you, too. Relationships need extra tending. We don't want anyone to feel cold, alone, withdrawn and left out. A new path appears.

TAURUS: You will be out and about, learning new things, attending lectures, classes, gathering information. You seek freedom and a lessening of limitations and responsibilities. Always your life and its task, illuminating the minds of humanity, are serious and disciplined. It would be good to consider what would be playful for you, bring enjoyment, fun, calling forth your lightness and sense of spontaneity? Perhaps you need to swim.

GEMINI: What constitutes family to you, whether

biological, friend, group (esoteric?), colleagues, etc. matters more and more. Something's not complete with someone or maybe you need to visit to bring forth the next stage in relationship(s). Harmony's your focus with a touch of compromise (not much). Listening to others until you understand the essential message is a parallel goal. All of this brings love forth - your task. And it is your task in the world, too. Your profession, actually.

CANCER: Make contact. These two words have a depth most don't understand. Making contact releases Love. But it must be true, real and intentional contact. It must be from the heart, connecting heart to heart. Love released creates liberation for everyone. However, you are the one to begin this process. Do this ceaselessly, quietly, with heart-felt intention with all kingdoms. Begin in the garden. A travelogue for you would be to visit all the major gardens in the world. And to see the cherry blossoms.

LEO: There's a sense within that you must not only create a new plan concerning finances and resources, but that a new state of values must also come forth. This state of values has to do with sharing. If there are people close to you, you may want to communicate more deeply with them, sharing your morals, ethics and principles, asking what values they hold and what values are held in common. What are your desires and aspirations for the future, based on these ideals?

VIRGO: You will want to come out of the shadows of the past and into a greater light. The light of the present/future. Standing in shadows, perhaps

in the shadow of another is a comfort for you. However, there comes a time when we each must define ourselves, recognize our own self-identity, understand how we love, what we initiate, realize that we're capable, summon our confidence, and seek a new support system. Am I speaking to Virgo or Pisces? Both. For they are the shadow of the other.

LIBRA: Acquiring Virgo qualities day by day. This morning I saw a drawing of an angel holding out a golden sheaf of wheat. A Virgo symbol of nourishment for humanity. I thought of Libra, and what nourishes them. Relationships, beauty, friends, equilibrium, balance, love, sacrifice, art. It's the golden art of the wheat sheaf that caught my eye and I thought Librans must get back to their art in whatever form interests them. Some paint, some have galleries, some are collectors. What is your art form so close to your heart?

SCORPIO: Do you sense restlessness, that there's a group that belongs to you, yet somehow you can't find it or they you? Not yet. As you both search for the other, assess your present and future goals (again). They've changed recently or are in the process. So many of us are on the fence, indecisive about the future. We must summon patience. Speak with those close to you. Ask for their visions and goals. Listen with understanding. Creativity is calling. What is it for you?

SAGITTARIUS: For several months, the perfect execution of your creative work is a priority. It always is but a new dimension has been added. Multiple thoughts flow through your mind; you're

being impressed with ideas that may become ideals and later, goals. There's an inner enthusiasm. A new reality is beginning to appear. Do you sense the need to begin something? Share your ideas with others who love to listen. Diplomacy is paramount. Where is your home these days? What in your home brings forth comfort?

CAPRICORN: What will you do this spring and summer? Something is calling to you - someone, somewhere. A new communication seems imminent. Maybe it's a garden deva. Maybe a field of medicinal and edible flowers need to be planted. Perhaps it's a course of study, something you want (or need) to learn. Somewhere you want to visit, travel to, discover? There also might be something you need to say to someone somewhere far away. Something lovely your way comes (soon).

AQUARIUS: Take extra care with your money and resources. Use this time to discriminate between what is needed and what is not, what is hoped for and what is unnecessary. Order and organize what you have. Sell of give away what is no longer useful and then give more away. Giving provides us with meaning, a true sense of service. Giving liberates and allows everyone involved to move forward in their lives with happiness and hope. Give to yourself then give of yourself. With love.

PISCES: We are to do our best wherever we find ourselves. Many of us are uncertain these days, on the fence (uncomfortable) about life, unable to know where we're going, who we are, what to do when we don't know what to do, and how to provide our gifts when opportunities don't seem to exist. Again, we (especially Pisces at this time) are to do our best in the places we find ourselves. Relationships need a bit of kindness, patience and compromise. A bit of surrender, too. You understand.

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.

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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 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

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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 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 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

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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 (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

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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:
DONNA M. KUPFER
CASE NO. 30-2025-01464408-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 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.

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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

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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 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 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**

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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. Witkowski, 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 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



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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 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.NATIONWIDEPUBLISHING.COM, using the file number assigned to this case 23-0144. Information about postponements that are very short in duration or that occur

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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. 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.NATIONWIDEPUBLISHING.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.NATIONWIDEPUBLISHING.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 beneficiary 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 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 fore-

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closure 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 placed by the auctioneer 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) 845-4000 By: RICHARD G. WITKIN, 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 - Cort TS 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. 2024000079143,

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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 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

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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. 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 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

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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 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

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NOTICE OF ANCILLARY PETITION TO ADMINISTER 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

