





Legals-SB

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01515605**  
TO ALL INTERESTED PERSONS: Petitioner: RACHEL ASHLEIGH DOWELL filed a petition with this court for a decree changing names as follows: RACHEL ASHLEIGH DOWELL to RACHEL ASHLEIGH JACOBSON. 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**  
12/04/2025  
1:30 p.m. D100  
REMOTE

Legals-SB

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](http://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:  
Huntington Harbor Sun Journal  
DATE: 10/03/2025  
Judge Thomas S. McConville  
Judge of the Superior Court  
**Huntington Harbor Sun Journal**  
**10/30,11/6,13,20/25-157874**  
  
APN: 167-122-25 TS No.: 24-08224CA TSG Order No.: 240407116 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 13, 2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU

Legals-SB

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 21, 2023 as Document No.: 2023000091852 of Official Records in the office of the Recorder of Orange County, California, executed by: TUAN QUANG NGUYEN, AN UNMARRIED MAN AND HANNAH LE-SCHROEDER, A WIDOW AS JOINT TENANTS, 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 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

Legals-SB

the above referenced deed of trust. Sale Date: December 8, 2025 Sale Time: 9:00 AM Sale Location: Auction.com Room-Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 2 File No.:24-08224CA The street address and other common designation, if any, of the real property described above is purported to be: 17392 Palm Street, 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 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: \$ 1 , 0 1 1 , 6 4 8 . 3 8 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to

Legals-SB

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

Legals-SB

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 website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08224CA. 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

Legals-SB

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, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-08224CA 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 poten-

*Jacuzzi* | Bath Remodel

Safety. Style.  
Stress-Free  
Installation.

CALL NOW  
1.855.663.3011

SPECIAL OFFER

Waiving All  
Installation  
Costs!

Add'l terms apply. Offer subject to change and vary by dealer.  
Expires 12/28/25.





Legals-SB

tial right to purchase. 3  
File No.:24-08224CA If the  
Trustee is unable to con-  
vey title for any reason,  
the successful bidder's  
sole and exclusive reme-  
dy shall be the return of  
monies paid to the Trust-  
ee and the successful bid-  
der shall have no further  
recourse. For Pre Sale In-  
formation Log On To:  
[www.auction.com](http://www.auction.com) or Call:  
(800) 280-2832. For Post  
Sale Results please visit  
[www.affinitydefault.com](http://www.affinitydefault.com) or  
Call (866) 932-0360  
Dated: October 29, 202  
By: Omar Solorzano Fore-  
closure Associate Affinia  
Default Services, LLC 301  
E Ocean Blvd., Suite  
1720 Long Beach, CA  
90802 (833) 290-7452  
NPP0480384 TO: HUNT-  
INGTON HARBOUR SUN  
JOURNAL 11/06/2025,  
11/13/2025, 11/20/2025  
HHSJ 11/6,13,200/25-  
158026

ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2025-01522573

TO ALL INTERESTED  
PERSONS: Petitioner:  
SANDRA PATRICIA DULL  
filed a petition with this  
court for a decree chang-  
ing names as follows:  
SANDRA PATRICIA DULL  
to P A T T Y  
DEUTSCHMANN. The  
Court orders that all per-  
sons interested in this mat-  
ter shall appear before this  
court at the hearing indi-  
cated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

NOTICE OF HEARING  
12/30/2025  
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-](http://www.courts.ca.gov/find-my-court.htm)

[my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to  
Show Cause shall be pub-  
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: 10/30/2025  
Judge David J Hesselting  
Judge of the Superior  
Court

Seal Beach Sun  
11/13,20,27,12/4/25-  
158238

Legals-SB

BEACH, CA 90806 all the  
right, title and interest of  
said Decedent in and to all  
the certain real property  
situated in the city of SEAL  
BEACH County of OR-  
ANGE, State of California,  
particularly described as  
follows:

Stock Cooperative known  
in California as: 1460  
Homewood Road, Apt.  
95F, Seal Beach, CA  
90740 [and legally de-  
scribed as follows]:  
One Ownership share of  
Series K Common Stock  
of Seal Beach Mutual No.  
Five  
APN: 947-28-565  
More commonly known as  
1460 Homewood Road  
#95F, Seal Beach, CA  
90740

Terms of the sale are cash  
in lawful money of the  
United States on confirma-  
tion of sale, or part cash  
and balance upon such  
terms and conditions as  
are acceptable to the per-  
sonal representative.  
\$5,000.00 of amount bid to  
be deposited with bid. Bids  
or offers to be in writing  
and will be received at the  
aforesaid office at any time  
after the first publication  
hereof and before date of  
sale.

Dated: 11/06/2025  
DANIELLE SPICER  
Administrator of the Es-  
tate of Henry Peter Halter  
Attorney(s) at Law:  
JENNIFER N. SAWDAY,  
E S Q . & J A N A  
HAGEKHALIL, ESQ.  
TREDWAY, LUMSDAINE  
& DOYLE, LLP  
3900 KILROY AIRPORT  
WAY, SUITE 240  
LONG BEACH, CA 90806  
Seal Beach Sun  
11/13,11/20,11/27/2025-  
158252

ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
25FL001176

TO ALL INTERESTED  
PERSONS: Petitioner:  
JANET G. SANNEBECK,  
on behalf of ORION  
JAMES LEBO-RUIZ, a  
minor, filed a petition with  
this court for a decree  
changing names as fol-  
lows: ORION JAMES  
LEBO-RUIZ to ORION  
JAMES WOODHULL. The  
Court orders that all per-  
sons interested in this mat-  
ter shall appear before this  
court at the hearing indi-  
cated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

NOTICE OF HEARING  
03/02/2026  
8:30 a.m. L74  
REMOTE

Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868-3205  
(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-](http://www.courts.ca.gov/find-my-court.htm)

[my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to  
Show Cause shall be pub-  
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: 10/31/2025  
Judge Eric J. Wersching  
Judge of the Superior  
Court

Seal Beach Sun  
11/13,20,27,12/4/25-  
158238

Legals-SB

Seal Beach Sun  
11/13,20,27,12/4/25-  
158311

ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
25FL001079

TO ALL INTERESTED  
PERSONS: Petitioner:  
ELIZABETH WILSON and  
ADAM PAZZULLA, OBO  
CHANCE GUNNER  
WILSON, a minor, filed a  
petition with this court for  
a decree changing names  
as follows: CHANCE  
GUNNER WILSON to  
CHANCE GUNNER  
WILSON-PAZZULLA. The  
Court orders that all per-  
sons interested in this mat-  
ter shall appear before this  
court at the hearing indi-  
cated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

NOTICE OF HEARING  
01/05/2026  
8:30 a.m. L74  
REMOTE

Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868-3205  
(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-](http://www.courts.ca.gov/find-my-court.htm)

[my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to  
Show Cause shall be pub-  
lished 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  
News  
DATE: 10/02/2025  
Judge Eric J. Wersching  
Judge of the Superior  
Court

Huntington Harbour Sun  
News  
11/13,20,27,12/4/25-  
158314

ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2025-01523815

TO ALL INTERESTED  
PERSONS: Petitioner:  
ALEND DILUVAN HAS-  
SAN filed a petition with  
this court for a decree  
changing names as fol-  
lows: ALEND DILUVAN  
HASSAN to ALEND DI-  
L U V A N - D I L V E E N  
BOSCH. 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 gran-  
ted. Any person objecting  
to the name changes de-  
scribed above must file a  
written objection that in-  
cludes the reasons for the  
objection at least two court  
days before the matter is  
scheduled to be heard and  
must appear at the hear-  
ing to show cause why the  
petition should not be  
granted. If no written ob-  
jection is timely filed, the  
court may grant the peti-  
tion without a hearing.

NOTICE OF HEARING  
12/24/2025  
1:30 p.m. D100  
REMOTE

Central Justice Center  
700 Civic Center Drive

Legals-SB

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-](http://www.courts.ca.gov/find-my-court.htm)

[my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to  
Show Cause shall be pub-  
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: 11/05/2025  
Judge David J Hesselting  
Judge of the Superior  
Court

Seal Beach Sun  
11/13,20,27,12/4/25-  
158318

NOTICE OF TRUSTEE'S  
SALE Title No. 8794125  
ALS No. 2024-4526 YOU  
ARE IN DEFAULT OF A  
LIEN, DATED 05/24/2024.  
UNLESS YOU TAKE AC-  
TION TO PROTECT  
YOUR PROPERTY, IT  
MAY BE SOLD AT PUB-  
LIC SALE. IF YOU NEED  
AN EXPLANATION OF  
THE NATURE OF THE  
P R O C E E D I N G S  
AGAINST YOU, YOU  
SHOULD CONTACT A  
LAWYER. NOTICE IS  
HEREBY GIVEN THAT:  
On 12/17/2025, at 1:30  
PM, ASSOCIATION LIEN  
SERVICES, as duly ap-  
pointed Trustee under and  
pursuant to a certain lien,  
recorded on 05/28/2024,  
as instrument number  
2024000132005, of the of-  
ficial records of Orange  
County, California. WILL  
SELL AT PUBLIC AUCTION  
TO THE HIGHEST BIDDER  
FOR LAWFUL MONEY OF  
THE UNITED S T A T E S .  
OR A  
CASHIERS CHECK at: At  
the North front entrance to  
the County Courthouse at  
700 Civic Center Drive  
West, Santa Ana, CA  
92701. The street address  
and other common desig-  
nations, if any, of the real  
property described above  
is purported to be: 9522  
Pettswood Drive #3, Hunt-  
ington Beach, California  
92646 Assessor's Parcel  
No. 931-930-27 The own-  
er(s) of the real property is  
purported to be: Christine  
Chu, a single woman The  
undersigned Trustee dis-  
claims any liability for any  
incorrectness of the street  
address and other com-  
mon designations, if any,  
shown herein. Said sale  
will be made, but without  
covenant or warranty, ex-  
pressed or implied, regard-  
ing title, possession or en-  
cumbrances, to pay the re-  
maining principal sum of a  
note, homeowner's as-  
sessment or other obliga-  
tion secured by this lien,  
with interest and other  
sum as provided therein:  
plus advances, if any, un-  
der the terms thereof and  
interest on such advances,  
plus fees, charges, ex-  
penses of the Trustee and  
trust created by said lien.  
The total amount of the  
unpaid balance of the ob-  
ligation secured by the  
property to be sold and  
reasonable estimated  
costs, expenses and ad-  
vances at the time of the  
initial publication of the  
Notice of Sale is \$15,440.03.  
Payment must be in cash,  
a cashier's check drawn on  
a state or national bank,  
a check drawn by a state  
bank or federal credit union,  
or a check drawn by a state  
or federal savings & loan  
association, savings associ-  
ation, or savings bank spe-  
cified in section 5102 of  
the Financial Code and  
authorized to do business  
in this state. The real prop-  
erty described above is  
being sold subject to the

right of redemption. The  
redemption period within  
which real property may  
be redeemed ends 90  
days after the sale. NO-  
TICE TO POTENTIAL  
BIDDERS: If you are con-  
sidering 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. Plac-  
ing 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 re-  
ceive clear title to the  
property. You are encour-  
aged to investigate the ex-  
istence, 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 the  
resources, you should be  
aware that the same lender  
may hold more than one  
mortgage or deed of trust  
on the property. NO-  
TICETO 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, pursu-  
ant to Section 2924g of the  
California Civil Code. The  
law requires that informa-  
tion 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 resched-  
uled time and date for the  
sale of this property, you  
may call (916) 939-0772  
(Nationwide Posting and  
Publication) for informa-  
tion regarding the trustee's  
sale or visit this internet  
website [www.nationwide-](http://www.nationwide-posting.com)

[posting.com](http://www.nationwide-posting.com) for informa-  
tion regarding the trustee's  
sale or visit this internet  
website [www.nationwide-](http://www.nationwide-posting.com)

tent to place a bid so that  
the trustee receives it no  
more than fifteen (15) days  
after the trustee's sale.  
Third, you must submit a  
bid so that the trustee re-  
ceives it no more than  
forty-five (45) days after  
the trustee's sale. If you  
think you may qualify as  
an "eligible tenant buyer"  
or "eligible bidder," you  
should consider contact-  
ing an attorney or appro-  
priate real estate profes-  
sional immediately for ad-  
vice regarding this poten-  
tial right to purchase. The  
beneficiary of said Lien  
hereto executed and de-  
livered to the undersigned,  
a written Declaration of  
Default and Demand for  
Sale, and a written Notice  
of Default and Election to  
Sell has been recorded.  
The undersigned caused  
said Notice of Default and  
Election to Sell to be re-  
corded in the County  
where the real property is  
located. Date: 11/06/2025  
Association Lien Services,  
as Trustee P.O. Box  
64750, Los Angeles, CA  
90064 (310) 207-2027 By:  
B. Gladous, Trustee Of-  
ficer NPP0481043 TO:  
HUNTINGTON HAR-  
BOUR SUN JOURNAL  
11/20/2025, 11/27/2025,  
12/04/2025  
HHSJ 11/20,27,12/4/25-  
158358

SUMMONS  
(CITACION JUDICIAL)  
CASE NUMBER  
(Numero del Caso)

30-2025-01500214-CU-  
PA-CJC  
NOTICE TO  
DEFENDANT:

(Aviso al Demandado):  
NATALIE GOODMAN,  
ANDREA STREIPS, and  
DOES 1 to 50  
YOU ARE BEING SUED  
BY PLAINTIFF:

(Lo esta demandando el  
demandante)

ROUKOZ ELKHOURI  
NOTICE! You have been  
sued. The court may de-  
cide against you without  
your being heard unless  
you respond within 30  
days. Read the informa-  
tion below.

You have 30 calendar  
days after this summons  
and legal papers are  
served on you to file a writ-  
ten response at this court  
and have a copy served  
on the plaintiff. A letter or  
phone call will not protect  
you. Your written re-  
sponse 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](http://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 re-  
sponse 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 re-  
quirements. 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 af-  
ford an attorney, you may  
be eligible for free legal  
services from a nonprofit  
legal services program.  
You can locate these non-  
profit groups at the Califor-  
nia Legal Services Web  
site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California  
Courts Online Self-Help  
Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by con-  
tacting your local court of  
county bar association.  
NOTE: The court has a

statutory lien for waived  
fees and costs on any set-  
tlement or arbitration  
award of \$10,000.00 or  
more in a civil case. The  
court's lien must be paid  
before the court will dis-  
miss the case.

AVISO! Lo han de-  
mandado. Si no responde  
dentro de 30 días, la corte  
puede decidir en su con-  
tra sin escuchar su ver-  
sion. Lea la informacion  
continuacion.

Tiene 30 dias de calen-  
dario despues de que le  
entreguen esta citacion 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 tele-  
fonica no lo protegen. Su  
respuesta por escrito tiene  
que estar en formato legal  
correcto si desea que pro-  
cesen su caso en la corte.  
Es posible que haya un  
formulario que usted  
pueda usar su respuesta.  
Puede encontrar estos for-  
mularios de la corte y mas  
informacion en el Centro  
de Ayunda de las Cortes  
de California ([www.su-](http://www.su-corte.ca.gov)

[corte.ca.gov](http://www.su-corte.ca.gov)), en la bibli-  
oteca de leyes de su  
condado o en la corte que  
le quede mas cerca. Si no  
puede pagar la cuota de  
presentacion, pida al sec-  
retario de la corte que le  
de un formulario de exen-  
cion de pago de cuotas. Si  
no presenta su respuesta  
a tiempo, puede perder el  
caso por incumplimiento y  
la corte le podra quitar su  
suelo, dinero y blenes sin  
mas advertencia.  
Hay otros requisitos le-  
gales. Es recomendable  
que llame a un abogado  
inmediatamente. Si no  
conoce a un abogado,  
puede llamar a un servicio  
de remision a abogados.  
Si no puede pagar a un  
abogado, es posible que  
cumpla con los requisitos  
para obtener servicios le-  
gales gratuitos de un pro-  
grama de servicios le-  
gales sin fines de lucro.  
Puede encontrar estos  
grupos sin fines de lucro  
en el sitio web de Califor-  
nia Legal Services,  
([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org))  
, en el Centro de Ayunda  
de las Cortes de Califor-  
nia, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov))  
o poniendose 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 ex-  
entos por imponer un  
gravamen sobre cualquier  
recuperacion de  
\$10,000.00 o mas de val-  
or recibida mediante un  
acuerdo o una concesion  
de arbitraje en un caso de  
derecho civil. Tiene que  
pagar el gravamen de la  
corte antes de que la corte  
pueda desechar el caso.

The name and address of  
the court is (El nombre y  
direccion de la corte es):  
Superior Court of Califor-  
nia, County of Orange,  
Central Justice Center,  
700 West Civic Center  
Drive, Santa Ana, CA  
92701.

The name, address, and  
telephone number of  
plaintiff's attorney, or  
plaintiff without an attor-  
ney, is (El nombre,  
direccion y el número de  
teléfono del abogado del  
demandante, o del de-  
mandante que no tiene  
abogado, es): SAMER  
HABBAS, ESQ (State Bar  
No: 243683); GARY M.C.  
WONG, ESQ (State Bar  
No.: 307906), LAW OF-  
FICES OF SAMER  
HABBAS & ASSOCIATES,  
P.C., 200 SPECTRUM  
CENTER DRIVE, SUITE  
1230, IRVINE, CA 92618.  
FAX NO: (949) 727-9308,  
PHONE NO.: (949) 727-  
9300.



Legals-SB

Date: 07/28/2025  
David H. Yamasaki, Clerk  
of the Court  
Clerk, by (Secretario)  
V. Perez  
Deputy (Adjunto)  
NOTICE TO THE PER-  
SON SERVED: You are  
served.  
**Huntington Harbour Sun**  
**J o u r n a l**  
**11/20,27,12/4,11/2025-**  
**158371**

**NOTICE OF PUBLIC LI-  
EN SALE**  
Notice is hereby given that  
Accurate Storage, LLC,  
located at 1011 Seal  
Beach Blvd., Seal Beach,  
CA 90740, (562)431-6424  
intends to sell at public  
auction the personal prop-  
erty described below. The  
lien sale on said property  
will be held pursuant to  
section 21700-21716 of  
the Business & Profes-  
sions Code, and provi-  
sions of Civil Code. The  
undersigned will sell at  
public auction by competi-  
tive bidding ending  
Thursday, December 11,  
2025 at 8:00am on  
[www.storageauctions.net](http://www.storageauctions.net)  
the following described  
goods: Miscellaneous  
household goods, small  
furniture & decor, wall  
hangings, small appli-  
ances, and  
miscellaneous containers  
of unknown content.  
These goods are the lien  
property of the following  
tenant: Debra Oswald.  
Items are sold AS IS  
WHERE IS and must be  
removed at the time of  
sale. Accurate Storage,  
LLC reserves the right to  
refuse any bid or cancel  
the auction.  
**Seal Beach Sun**  
**11/20,27/2025-158492**

**NOTICE OF PUBLIC LI-  
EN SALE**  
Notice is hereby given that  
Accurate Storage, LLC,  
located at 1011 Seal  
Beach Blvd., Seal Beach,  
CA 90740, (562)431-6424  
intends to sell at public  
auction the personal prop-  
erty described below. The  
lien sale on said property  
will be held pursuant to  
section 21700-21716 of  
the Business & Profes-  
sions Code, and provi-  
sions of Civil Code. The  
undersigned will sell at  
public auction by competi-  
tive bidding ending  
Thursday, December 11,  
2025 at 8:00am on  
[www.storageauctions.net](http://www.storageauctions.net)  
the following described  
goods: Miscellaneous  
household goods, sofas,  
furniture & decor, mat-  
tress', bar stools, pet ac-  
cessories and miscel-  
laneous containers of un-  
known content. These  
goods are the lien prop-  
erty of the following  
tenant: Debra Oswald.  
Items are sold AS IS  
WHERE IS and must be  
removed at the time of  
sale. Accurate Storage,  
LLC reserves the right to  
refuse any bid or cancel  
the auction.  
**Seal Beach Sun**  
**11/20,27/2025-158495**

**NOTICE OF PUBLIC LI-  
EN SALE**  
Notice is hereby given that  
Accurate Storage, LLC,  
located at 1011 Seal  
Beach Blvd., Seal Beach,  
CA 90740, (562)431-6424  
intends to sell at public  
auction the personal prop-  
erty described below. The  
lien sale on said property  
will be held pursuant to  
section 21700-21716 of  
the Business & Profes-  
sions Code, and provi-  
sions of Civil Code. The  
undersigned will sell at  
public auction by competi-  
tive bidding ending  
Thursday, December 11,  
2025 at 8:00am on  
[www.storageauctions.net](http://www.storageauctions.net)

Legals-SB

the following described  
goods: Miscellaneous  
household goods, holiday  
décor, folding table and  
miscellaneous containers  
of unknown content.  
These goods are the lien  
property of the following  
tenant: Debra Oswald.  
Items are sold AS IS  
WHERE IS and must be  
removed at the time of  
sale. Accurate Storage,  
LLC reserves the right to  
refuse any bid or cancel  
the auction.  
**Seal Beach Sun**  
**11/20,27/2025-158497**

**NOTICE OF PETITION  
TO ADMINISTER ES-  
TATE OF:  
BETTY LORRAINE  
CHATHAM**  
**CASE NO. 30-2025-**  
**01525873-PR-LA-CMC**  
To all heirs, beneficiaries,  
creditors, contingent cred-  
itors, and persons who  
may otherwise be inter-  
ested in the WILL or es-  
tate, or both of BETTY  
LORRAINE CHATHAM.  
A PETITION FOR PRO-  
BATE has been filed by  
DEBORAH MALSON in the  
Superior Court of Cali-  
fornia, County of OR-  
ANGE.  
THE PETITION FOR  
PROBATE requests that  
DEBORAH MALSON be  
appointed as personal rep-  
resentative to administer  
the estate of the decedent.  
THE PETITION requests

ORDINANCE 1721 AN ORDINANCE OF THE CITY OF  
SEAL BEACH AMENDING TITLE 11 (ZONING CODE)  
OF THE SEAL BEACH MUNICIPAL CODE TO ESTAB-  
LISH THE MIXED COMMERCIAL/RESIDENTIAL HIGH-  
DENSITY ZONE AND TO MAKE RELATED ZONING  
CODE TEXT AMENDMENTS TO IMPLEMENT THE  
MIXED COMMERCIAL/RESIDENTIAL HIGH DENSITY  
(MC/RHD) ZONE THE CITY COUNCIL OF THE CITY  
OF SEAL BEACH DOES ORDAIN AS FOLLOWS: Section  
1. This Ordinance creates the Mixed  
Commercial/Residential High Density (MC/RHD) Zone  
and makes related amendments to Title 11 of the Seal  
Beach Municipal Code (Zoning Code) to ensure compli-  
ance with State Housing Law, including Government  
Code §§65580–65589.11, and to implement the City's  
2021–2029 Housing Element. Section 2. CEQA. In ac-  
cordance with the California Environmental Quality Act  
(Public Resources Code, §§ 21000 et seq., "CEQA"),  
the regulations promulgated thereunder (14 Cal. Code  
of Regulations §§ 15000 et seq., the CEQA Guidelines  
the City prepared a Draft Environmental Impact Report  
(SCH #2023110425). City Council Resolution 7705 cer-  
tified the FEIR and adopted the MMRP, Findings of Fact  
with Statement of Overriding Considerations. This Or-  
dinance incorporates by reference the environmental  
findings and analysis set forth in Resolution 7705, in-  
cluding the FEIR, as if fully set forth herein, and the City  
Council has reviewed and considered the FEIR, Find-  
ings of Fact and Statement of Overriding Considera-  
tions prior to adopting this Ordinance. Section 3. On Oc-  
tober 6, 2025, the Planning Commission considered the  
proposed Zoning Code text amendments as set forth in  
this Ordinance at a duly noticed public hearing, as pre-  
scribed by law, at which time City staff and interested  
persons had an opportunity to and did testify either in  
support of or against this matter. At the conclusion of  
the Planning Commission hearing and after due consid-  
eration of the testimony, the Planning Commission ad-  
opted Resolution No. 25-08, recommending approval of  
these Zoning Code amendments by the City Council.  
Section 4. On October 27, 2025, the City Council con-  
sidered this Ordinance at a duly noticed public hearing,  
at which time City staff and interested persons had an  
opportunity to and did testify either in support of or  
against this matter. Section 5. Based on the foregoing,  
the City Council finds that the above Zoning Code text  
amendments are consistent with the Seal Beach Gen-  
eral Plan, as amended by the 2021-2029 Housing Ele-  
ment Update, and are necessary to accommodate the  
City's Regional Housing Needs Allocation (RHNA) of  
1,243 units. Section 6. The City Council hereby adopts  
the Zone Code amendments as shown in Exhibit "A"  
(Amended Title 11) of this Ordinance, incorporated  
herein by this reference as though set forth in full. Sec-  
tion 7. Severability. If any section, subsection, subdivi-  
sion, sentence, clause, phrase, word, or portion of this  
Ordinance is, for any reason, held to be invalid or un-  
constitutional by the decision of any court of competent  
jurisdiction, such decision shall not affect the validity of  
the remaining portions of this Ordinance. The City  
Council hereby declares that it would have adopted this  
Ordinance and each section, subsection, subdivision,  
sentence, clause, phrase, word, or portion thereof, irre-  
spective of the fact that any one or more sections, sub-  
sections, subdivisions, sentences, clauses, phrases,  
words or portions thereof be declared invalid or uncon-  
stitutional. Section 8. Certification. The City Clerk shall  
certify the passage and adoption of this Ordinance and  
shall cause the same to be published or posted in the  
manner required by law. Section 9. Effective Date. This  
Ordinance shall take effect thirty (30) days after pas-  
sage. INTRODUCED at a regular meeting of the City  
Council of the City of Seal Beach held on the 27th day  
of October 2025. PASSED, APPROVED, AND ADOP-  
TED with a 5-0 vote by the City Council of the City of  
Seal Beach the 10th day of November 2025  
**Seal Beach Sun 11/20/2025-158496**

Legals-SB

authority to administer the  
estate under the Inde-  
pendent Administration of  
Estates Act. (This author-  
ity will allow the personal  
representative to take  
many actions without ob-  
taining court approval. Be-  
fore taking certain very im-  
portant actions, however,  
the personal representat-  
ive will be required to give  
notice to interested per-  
sons unless they have  
waived notice or consen-  
t 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 peti-  
tion will be held in this  
court as follows: 01/15/26  
at 1:30PM in Dept. CM07  
located at 3390 HARBOR  
BLVD., COSTA MESA, CA  
92626-1554  
**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 Califor-  
nia - County of Orange  
([occourts.org](http://occourts.org)) to appear  
remotely for Probate hear-  
ings and for remote hear-  
ing instructions. If you

Legals-SB

have difficulty connecting  
or are unable to connect to  
your remote hearing, call  
657-622-8452 for assist-  
ance. If you prefer to ap-  
pear 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 ob-  
jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance may be in per-  
son or by your attorney.  
IF YOU ARE A CREDIT-

**Request for Proposal (RFP) – COMMERCIAL GRADE  
LIQUID APPLIED COOL ROOF COATING**

The Orange County Mosquito and Vector Control Dis-  
trict (OCMVCD) is seeking proposals from qualified  
firms to apply a commercial grade liquid applied cool  
roof coating to approximately **12,320 sq ft** of exterior flat  
roof area at 12926 Haster Street, Garden Grove, CA  
92843.  
Proposals are due by 3:00 PM PST on December 11,  
2025. Prospective vendors must submit their proposal  
by the due date to be considered. Firms must comply  
with the prevailing wage law to the extent applicable.  
Mandatory Site Visit: Contractors are responsible for  
visiting the site locations and verifying all information be-  
fore submitting proposal. All visits must be scheduled  
prior to **12/05/2025**. For additional information and to  
view the full RFP, visit the OCMVCD website at:  
<https://www.ocvector.org/open-requests-for-proposals>.  
**Seal Beach Sun 11/20/2025-158457**

ORDINANCE 1723 AN ORDINANCE OF THE CITY OF  
SEAL BEACH TO AMEND PORTIONS OF THE MAIN  
STREET SPECIFIC PLAN TO ALLOW RESIDENTIAL  
USES TO IMPLEMENT THE 2021-2029 (6TH CYCLE)  
OF THE HOUSING ELEMENT OF THE SEAL BEACH  
GENERAL PLAN TO FULFILL STATE HOUSING LAW  
THE CITY COUNCIL OF THE CITY OF SEAL BEACH  
DOES ORDAIN AS FOLLOWS: Section 1. This Ordinance  
allows residential uses in the Main Street Specific  
Plan (MSSP) area, except on the first floor facing Main  
Street or Ocean Avenue, to ensure compliance with  
State Housing Law, including Government Code  
§§65580–65589.11, and to implement the City's  
2021–2029 Housing Element. Section 2. CEQA. In ac-  
cordance with the California Environmental Quality Act  
(Public Resources Code, §§ 21000 et seq., "CEQA"),  
the regulations promulgated thereunder (14 Cal. Code  
of Regulations §§ 15000 et seq., the CEQA Guidelines  
the City prepared a Draft Program Environmental Im-  
pact Report, Findings of Fact and Statement of Overrid-  
ing Considerations and Mitigation Monitoring and Re-  
porting Program (SCH #2023110425), circulated the  
Draft EIR and related documents for public and agency  
review. On October 6, 2025, the Planning Commission  
conducted a public hearing on the proposed EIR and re-  
lated documents, and thereafter adopted Resolution No.  
25-08 recommending certification of the FEIR and ap-  
proval of the related documents. On October 27, 2025,  
the City Council conducted a duly-noticed public hear-  
ing and adopted Resolution 7705 certifying the FEIR  
and adopting the Findings of Fact with Statement of  
Overriding Considerations and Mitigation Monitoring and  
Reporting Program. Prior to taking action on this  
Project, the City Council carried out its independent re-  
view of the Final EIR, Findings of Fact and Statement of  
Overriding Considerations and Mitigation Monitoring and  
Reporting Program, as adopted by Resolution 7705,  
and further has reviewed and considered the entire re-  
cord of proceedings. Section 3. On October 6, 2025, the  
Planning Commission considered this Ordinance to  
amend the Official Zoning Map of the City at a duly no-  
ticed public hearing, as prescribed by law, at which time  
City staff and interested persons had an opportunity to  
and did testify either in support of or against this matter.  
At the conclusion of the Planning Commission hearing  
and after due consideration of the testimony, the Plan-  
ning Commission adopted Resolution No. 25-08, recom-  
mending approval of this Ordinance by the City Council.  
Section 4. On October 27, 2025, the City Council con-  
sidered this Ordinance at a duly noticed public hearing,  
at which time City staff and interested persons had an  
opportunity to and did testify either in support of or  
against this matter. Section 5. Based on the foregoing,  
the City Council finds that the above Specific Plan  
Amendment is consistent with the Seal Beach General  
Plan, as amended by the 2021-2029 Housing Element  
Update, and are necessary to accommodate the City's  
Regional Housing Needs Allocation (RHNA) of 1,243  
units. Section 6. The City Council hereby amends the  
Main Street Specific Plan as shown in Exhibit "A"  
(Amended Main Street Specific Plan). Section 7. Sever-  
ability. If any section, subsection, subdivision, sentence,  
clause, phrase, word, or portion of this Ordinance is, for  
any reason, held to be invalid or unconstitutional by the  
decision of any court of competent jurisdiction, such de-  
cision shall not affect the validity of the remaining por-  
tions of this Ordinance. The City Council hereby de-  
clares that it would have adopted this Ordinance and  
each section, subsection, subdivision, sentence, clause,  
phrase, word, or portion thereof, irrespective of the fact  
that any one or more sections, subsections, subdivi-  
sions, sentences, clauses, phrases, words or portions  
thereof be declared invalid or unconstitutional. Section  
8. Certification. The City Clerk shall certify the passage  
and adoption of this Ordinance and shall cause the  
same to be published or posted in the manner required  
by law. Section 9. Effective Date. This Ordinance shall  
take effect thirty (30) days after passage. INTRO-  
DUCED at a regular meeting of the City Council of the  
City of Seal Beach held on the 27th day of October  
2025. PASSED, APPROVED AND ADOPTED with a 5-  
0 vote by the Seal Beach City Council at a regular meet-  
ing held on the 10th day of November 2025.  
**Seal Beach Sun 11/20/2025-158499**

Legals-SB

OR or a contingent credit-  
or of the decedent, you  
must file your claim with  
the court and mail a copy  
to the personal represen-  
tative appointed by the  
court within the later of  
either (1) four months from  
the date of first issuance of  
letters to a general person-  
al representative, as  
defined in section 58(b) of  
the California Probate  
Code, or (2) 60 days from  
the date of mailing or per-  
sonal delivery to you of a  
notice under section 9052  
of the California Probate

Legals-SB

Code.  
Other California statutes  
and legal authority may af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable 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 pe-  
tition or account as pro-  
vided in Probate Code  
section 1250. A Request

Legals-SB

for Special Notice form is  
available from the court  
clerk.  
Attorney for Petitioner  
STEVE HORNSTEIN -  
SBN 186905  
HORNSTEIN LAW OF-  
FICES  
20335 VENTURA BLVD.,  
SUITE 203  
WOODLAND HILLS CA  
91364  
Telephone (818) 887-9401  
11/20, 11/27, 12/4/25  
**CNS-3987816#**  
**SEAL BEACH SUN**  
**Seal Beach Sun**  
**11/20,27,12/4/2025-**  
**158505**

ORDINANCE 1722 AN ORDINANCE OF THE CITY OF  
SEAL BEACH APPROVING A ZONE CHANGE (HOUS-  
ING ELEMENT IMPLEMENTATION REZONING PRO-  
GRAM) TO AMEND THE OFFICIAL ZONING MAP OF  
THE CITY OF SEAL BEACH TO IMPLEMENT THE  
2021-2029 (6TH CYCLE) OF THE HOUSING ELE-  
MENT OF THE SEAL BEACH GENERAL PLAN TO  
FULFILL STATE HOUSING LAW THE CITY COUNCIL  
OF THE CITY OF SEAL BEACH DOES ORDAIN AS  
FOLLOWS: Section 1. This Ordinance amends the Offi-  
cial City Zoning Map to designate specified areas of the  
City as Mixed Commercial/Residential High Density  
(MC/RHD) to ensure compliance with State Housing  
Law, including Government Code §§65580–65589.11,  
and to implement the City's 2021–2029 Housing Ele-  
ment. Section 2. CEQA. In accordance with the Califor-  
nia Environmental Quality Act (Public Resources Code,  
§§ 21000 et seq., "CEQA"), and the regulations promul-  
gated thereunder (14 Cal. Code of Regulations §§  
15000 et seq., the CEQA Guidelines), the City prepared  
a Draft Program Environmental Impact Report, Findings  
of Fact and Statement of Overriding Considerations and  
Mitigation Monitoring and Reporting Program (SCH  
#2023110425), circulated the Draft EIR and related docu-  
ments for public and agency review. On October 6,  
2025, the Planning Commission conducted a public  
hearing on the proposed EIR and related documents  
and thereafter adopted Resolution No. 25-08 recom-  
mending certification of the FEIR and approval of the re-  
lated documents. On October 27, 2025, the City Coun-  
cil conducted a duly-noticed public hearing and adopted  
Resolution 7705 certifying the FEIR and adopting the  
Findings of Fact and Statement of Overriding Consider-  
ations and Mitigation Monitoring and Reporting Pro-  
gram. Prior to taking action on this Project, the City  
Council carried out its independent review of the Final  
EIR, Findings of Fact and Statement of Overriding Con-  
siderations and Mitigation Monitoring and Reporting  
Program, as adopted by Resolution 7705, and further  
has reviewed and considered the entire record of pro-  
ceedings. Section 3. On October 6, 2025, the Planning  
Commission considered this Ordinance at a duly no-  
ticed public hearing, as prescribed by law, at which time  
City staff and interested persons had an opportunity to  
and did testify either in support of or against this matter.  
At the conclusion of the Planning Commission hearing  
and after due consideration of the testimony, the Plan-  
ning Commission adopted Resolution No. 25-09, recom-  
mending approval of this Ordinance by the City Council.  
Section 4. On October 27, 2025, the City Council con-  
sidered this Ordinance at a duly noticed public hearing,  
at which time City staff and interested persons had an  
opportunity to and did testify either in support of or  
against this matter. Section 5. The Zoning Map of the  
City of Seal Beach is hereby amended to change the  
property known as the Accurate Storage Site (APN 095-  
791-18) to MC/RHD (Mixed Commercial/Residential  
High Density). Section 6. The Zoning Map of the City of  
Seal Beach is hereby amended to change the property  
known as The Shops at Rossmoor (APNs 086-492-56,  
086-492-80, 086-492-87, 086-492-90, 086-492-92) to  
MC/RHD. Section 7. The Zoning Map of the City of Seal  
Beach is hereby amended to change the property  
known as Old Ranch Town Center (APNs 130-861-15,  
130-861-16, 130-861-17, 130-861-18) to MC/RHD. Sec-  
tion 8. The Zoning Map of the City of Seal Beach is  
hereby amended to change the property known as Seal  
Beach Plaza (APNs 095-641-44, 095-641-55, 095-641-  
57) to MC/RHD. Section 9. The Zoning Map of the City  
of Seal Beach is hereby amended to change the prop-  
erty known as Seal Beach Center (APNs 043-260-02,  
043-260-05) to MC/RHD. Section 10. The Zoning Map  
of the City of Seal Beach is hereby amended to change  
the property known as 99 Marina Drive (APN 199-011-  
01) to RHD-33. Section 11. The City Council finds that  
the above zoning changes as set forth in Sections 5  
through 11 are consistent with the Seal Beach General  
Plan, as amended by the 2021-2029 Housing Element  
Update, and are necessary to accommodate the City's  
Regional Housing Needs Allocation (RHNA) of 1,243  
units to fulfill state housing law. Section 12. Severability.  
If any section, subsection, subdivision, sentence,  
clause, phrase, word, or portion of this Ordinance is, for  
any reason, held to be invalid or unconstitutional by the  
decision of any court of competent jurisdiction, such de-  
cision shall not affect the validity of the remaining por-  
tions of this Ordinance. The City Council hereby de-  
clares that it would have adopted this Ordinance and  
each section, subsection, subdivision, sentence, clause,  
phrase, word, or portion thereof, irrespective of the fact  
that any one or more sections, subsections, subdivi-  
sions, sentences, clauses, phrases, words or portions  
thereof be declared invalid or unconstitutional. Section  
13. Certification. The City Clerk shall certify the pas-  
sage and adoption of this Ordinance and shall cause the  
same to be published or posted in the manner required  
by law. Section 14. Effective Date. This Ordinance shall  
take effect thirty (30) days after passage. INTRO-  
DUCED at a regular meeting of the City Council of the  
City of Seal Beach held on the 27th day of October  
2025. PASSED, APPROVED AND ADOPTED with a 5-  
0 vote by the Seal Beach City Council at a regular meet-  
ing held on the 10th day of November 2025.  
**Seal Beach Sun 11/20/2025-158498**