

### **CLASSIFIEDS**

Classified space and copy deadline is Tuesday at 12:00 p.m.

562-430-7555

**HELP WANTED** 

**HELP WANTED** 

**HELP WANTED** 

Product Review Engineer – The Boeing Company – Seal Beach, CA: Prvd spprt w/in Airframe (Structures) Srvc. Engrng. org. by working w/ cust. to ensr fleets oprtng sfly, effcntly, & rlbly & apply knwdlg of cmmrcl aircraft dsgn prncpls to assess/rslv prdct/proc issues thrght prdct lfcycl. Min. req.: MS/for. equiv. in Aero. Engrng or rel. & 5 yrs exp. as Stress Engr, Service Engr, Product Engnr, or rel. & 5 yrs exp. with the fllwng: rspondng/reslvng servc reqs on Boeing 7 series prdcts; strctr engrng on Boeing 7 series prdcts; crting rep. plans; cndct statc strength anyls on rep. dsngs; dsnging jacking & shoring schms; 3 yrs. exp. leading team of 10+ engrs. Mltpl pos. avlbl. Sal: \$142,355. Apply: https://jobs.boeing.com using REQ ID: JR2025483226

Programmer Analyst – The Boeing Company – Seal Beach, CA: Dsgn, dvlp, and cnfigr sclble ft spcfc to bus. Prcss & cstmzd bus lgc to extnd fnctnlty of Slsfrce pltfrm. Min. req.: BS/for.equiv. Comp. Sci., Inf. Tech., or rel. & 5 yrs. prog. post-BS exp. as Prgrmmer Anlyst or rel. & 3 yrs. exp. with the fllwng: Slsfrc dvlpmt; dsng data mdls, sec. models, & gvrn lmts with Slsfrce; intgrtng Slsfrce using Slsfrce cnnct, REST, API, SOAP API, or mddleware pltfrms; web tech. incl. HTML, CSS, or Javascript; prfrmng data migrtns w/Data Loader or Slsfrce Data Import Wizard; optmzng Slsforce Object Query Language, imprvng pg ld tmes & rdcing gvrnr Imts. Slsfrce Advance Administrator Certification reqd. Hybrid option to WFH. Salary: \$144,414. Apply: https://jobs.boeing.com REQ ID: JR2025483193.

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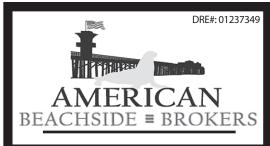
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# NEED TO SELL SOMETHING? SELL IT IN THE CLASSIFIEDS! 562-430-7555



### We're Placing The Beach Within Your Reach

Furnished, Oceanfront Apt 1319 Seal Way, A Seal Beach 1st Floor, Furnished & Ready 3 Bedrms, Upgraded Full Bath Dining Area, Onsite Laundry Storage Area, Parking Space Water/Trash/Cable/Wifi Paid Rent: \$4350 Avail: Oct 1st Large 2 Bd Apt w/Balcony 125 6th St. #2 Seal Beach Upstairs, 2 Bed, 1.25 Baths Laminate Firs, Dishwasher Spacious Private Balcony, 1 Covered Parking Space

Community Laundry Room Rent: \$2895 Avail: Nov 1st

#### **Remodeled Front House**

16661 Blanton Ln, Hunt Bch 1 Story, 3 Bedrms, 1.5 Baths New Kitchen/New Appliances Remodeled Baths,New Paint 1 Garage, Wash/Dry Hookup Pkg Space,Tiled Floor, Patio **Rent: \$3395** Avail Now Spacious Apt w/2 Balconies 16682 Algonquin D, Hunt Bch Upstairs, 2 Bedrms, 2 Baths Laminate Floors, Dining Area Stove, Dishwasher, Microwv Fresh Paint, Onsite Laundry 2 Parking Spaces/1 Garage

Rent:\$2795 Avail Oct 15

Upstairs Apt w/NEW KITCHEN

10636 Chestnut St, Los Alamito

2 Bedrm, 2 Baths, Inside Laundry,

#### **3901 Green St, Los Alamitos** Upstairs, 2 Bedrms. 2 Baths Laminate Floor, Lrg LivgRm Upgraded Kitchen & Dining

New Stove and Dishwasher 2 Car Garage,Cmn Laundry New Wall A/C, Fresh Paint Rent: \$2600 Avail: Now Air Conditioning/ Freshly Painted New Stove/Dishwasher/ Microwave, Shared Garage & Parking Space, Laminate & Carpeted Flooring Balcony & Separate Storage Rm

Rent: \$3150 Avail: Oct 15

#### 16661 Blanton B Hunt Bch Upstairs 1 Bdrm 1 Bathroom New Spacious Private Patio All Tiled Floors, Dining Area Stove, Microwave, Disposal 1 Car Garage w/Pkg Space Community Laundry, Fans Rent: \$2395 Avail 10/18/25

Cozy 2 Bd Apt with Parking
128 13th St A/B, Seal Beach
First Floor, 2 Bd, 1.75 R- ^
Laminate TLED
N RENULL State S

To View Our Current Listings, Go To: LivingByTheBeach.com

Melissa Gomez Broker - Owner - GRI - PSA 562-599-9509

INVESTMENTS • SALES • LEASING

### ESOTERIC ASTROLOGY AS NEWS FOR WEEK NOVEMBER 19 – 25, 2025

### SCORPIO – CONTEMPLATING FINANCES & RESOURCES: ASKING WHAT SUSTAINS & STABILIZES US?

In our last week of Scorpio – Sagittarius Sun begins Friday, November 21 – writing about astrology, finances and money. Traditional money structures, what we have relied on, that were traditionally safe, may shift due to Uranus in Taurus. When looking at finances, think outside the box, not just relying on traditional ways of investing one's money. Uranus in Taurus - Taurus wants safety, traditional. But with Uranus in Taurus - Uranus calls for innovation, radical new thinking. Not easy but it's good to consider this. Now we know. And we are to continue to educate ourselves. Balancing risk with safety.

Being practical. Crypto (some call it klepto currency, collateralizing money, stealing funds, tech control, etc.) is not tangible. In these times, it's most important to invest in tangibles. Something in form and matter. Land, greenhouse, animals, farms, tractors for farming, seeds, building communities together, etc.). Electrical cars are not practical.

Using our esoteric knowledge, we know there will be land shifts, geological events where we may not have power. Preparing for major shifts. We are in a deteriorating phase of livingness (before a new creation, the old creation falls away), in between two Ages (Pisces/Aquarius) and in the Kali Yuga (darkness expanding, ignorance, violence, etc. all around). And so we need practical considerations, practical ways of seeing and doing now. If buying precious metals, silver is best - silver thread, silver cord, etc. money is energy). However, we can't eat precious metals. Growing food is the truest currency now and later. Our first question must be, as the world shifts and changes, "What will sustain us?"

# RISA'S

Note: due to the 7 planets retrograde, Thanksgiv

ARIES: With seven lights in the heavens retro-

ing may be a bit different this year. More about that

next week (maybe). 'Til then, to all my readers - my

grade, it's possible you will review many things from

the past that affect you deeply -a person, resource, marriage, an intimacy, a friend. Observe, feel and

review this loss and then turn it around towards grati-

tude. Make it a gift, a power received, something of

great value to you. Review present desires and aspira-

tions. Learn the difference between the two. Ask

everyone what they value in you. You learn new reali-

new, very different, more kind and inclusive ways of

communicating. You will realize that you must listen

now with curiosity, asking penetrating questions

(instead of solving problems) when others speak. With

deep listening, great insights occur for both speaker

and listener. Search for ways also to have more trust.

Then you can reveal the sterling truths about yourself

TAURUS: You will see the need to ponder upon

heart to your heart! Love, Risa

ties about yourself

And then to consider, "What will stabilize us?" The without fear of retaliation. Transparency purifies the emotional body.

GEMINI: Care for your health in all ways, from door to stability is the heart. When we consciously dwell in the heart (a lotus with its 12 petals – will/sacrifice, love, wisdom and intelligence petals), we are led morning 'til night. Make this your priority. Begin by being in the sun and fresh air morning and evening. from our heart to the heart of everything and every-Then continue with morning exercise before breaking one. Everything in heaven and on earth is connected by heart threads of kindness, love and cordiality. When the night's fast. Move onto green smoothies (almond milk, kale, lemon, beets, parsley, apple, pear, spirulina). we are connected, heart to heart, joy and helpfulness result. The light of the heart knows no boundaries. It is Make cilantro pesto. Eat an avocado a day. Something, where we are able to remain calm, peaceful, stable and both dissolving and refining, occurs within. Seek to connected. The heart also knows gratitude – the theme of Thanksgiving (Thursday, November 27). understand a partner's sorrows. Listen and observe. Maintain quiet. Pray.

CANCER: You consider what in the past brought you joy, what helped you be creative, and what you used to be enthusiastic (filled with God) about. You will see how you've become more than you thought you would be. Non-verbal ways of expressing yourself seem more appropriate now. Spend most time in gardens, museums, places with art, creativity and beauty. Explore all of nature. Explore what it means to be your natural self.

LEO: You may see family and friends from the past, perhaps from childhood. Family may seek to include you in celebrations, attempting to relive their past and offering traditions, which you have set aside. You remember younger years, when you were free and wandering, when the light you lived under came only from the sky, sun and stars. You sense impressions from the past seeking new interpretations. Plant blue morning glories inside the home and outside, too.

VIRGO: Over and over the same thoughts and ideas circulate through your mind. You want to discover all aspects of a puzzle, attempting to put all the pieces together. Thoughts come to mind but there's an

inability to articulate many of them. In this unusual retrograde silence, your eyes see more than ever before. It's as if your senses shifted. As one sings, the other doesn't. Seek to understand everyone's truths. Let them stand equally with your truths. There is nothing higher than the truth.

LIBRA: When you look around at your living, working and garden environments, you realize you've come to love and appreciate and value all of them. Each offers a specific orderliness that you need. They calm and soothe your spirit and provide your life with a daily purpose and context. They relieve anxiety, provide stability. You realize these have been within you all along, since birth. This ability to see reality and your own strength and beauty has occurred within. Have gratitude for the past. It built your present/future. You have been loved all along.

SCORPIO: Over the next several weeks and a bit beyond you assess your self-image and ways of thinking and feeling. The reality is not what others think of you but what you think of and truly recognize as yourself. And then you begin to create a new image. No longer an outer persona, but one more in depth is presented to the world. You no longer need to veil, arm or protect a self-image that's no longer real. You become more and more authentic. There's nothing to lose, nothing to gain. You're the Buddha on the road, collecting sadness and sorrows of those you encounter, placing them in your sack.

SAGITTARIUS: Sorrows and sadness from the past

SAGITTARIUS: Sorrows and sadness from the past seek to be replaced with a new state of joy and gladness. All thoughts begin to be clothed in the light of compassion. There's no longer the question of why. There's only the feeling of goodness, that life's pre-

cious and beautiful and paradox is acceptable. You will walk to a door in the next several weeks. You will open that door and then shut it behind you. You will see a mountain with an ascending light. You glimpse scenes from your life ahead. Have good sturdy shoes. It's the Path to the snowy mountains hiding the land of Sham-

CAPRICORN: This retrograde time has quite an intense storyline. You have accomplished much in the retrograde and it is continuing. Within events that have come to a close, be aware of new insights, understandings and revelations appearing subtly. All previous experiences, especially sadness, coalesce into new states of knowledge. An old friend makes contact; strange twists and turns of relationships begin to ease. Defeat becomes triumph. Speak your mind with truth about your experiences. Someone cries. You comfort them. Others adapt to you. Frustration turns to opportunity. Art finally calls.

AQUARIUS: You don't allow any glamorous non-

AQUARIUS: You don't allow any glamorous nonsense to be in your life and environments. You only want practicality. Because everything seems to be changing every moment. This will continue. You will seek stability wherever you find it. New revelations occur. New thinking. You are inventive. Use all of these in your work then present them to the world. Allow others to respond (or not). You seek collaboration. You know your path. It's always the surprising unusual view. Community calls. You create it.

PISCES: Up till now you've had hopes, dreams and wishes of what you want in your future. All of these you wish to share with others. These may change in the coming months. You will accept where you are and the situations you're in. An old dilemma becomes a great Truth. A philosophy is differently interpreted and you cherish it like a golden apple, a golden iChing coin. Old friends drop away seeking a different path. Your work expands. You build within the crystal square. A triangle of a village appears complete with trees.

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.

All real estate advertised herein for sale or for rent is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, such preference, limitation or discrimination. SUN Newspapers will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. To complain of discriminations, call HUD toll-free at: 1-800-347-3739

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 ASH-IFIGH DOWELL to RACHEL ASHLEIGH JAC-OBSON. 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 réasons 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 peti-

hearing.
NOTICE OF HEARING 12/04/2025 1:30 p.m. D100 REMOTE

tion should not be granted.

If no written objection is

timely filed, the court may

grant the petition without a

Legals-SB

Central Justice Center

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)
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. McCon-Judge of the Superior

**Huntington Harbor Sun** 

Journal 10/30,11/6,13,20/25-157874

24-08224CA TSG Order No.: 240407116 NOTICE OF TRUSTEE SALE UN-DER DEED OF TRUST YOU ARE IN DEFAULT Legals-SB

NEED AN EXPLANA-TION 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 UNMAR-RIED MAN AND HAN-NAH LE-SCHROEDER, A WIDOW AS JOINT TEN-ANTS , as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do

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 designa-tion, 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 incor-rectness 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 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** 

sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTEN-TIAL 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. NO-TICE 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. 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 in-formation is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the

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 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 vou 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-

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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

Bv: Omar Solorzano Fore-

cľosure Associate Affinia

# SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01522573 TO ALL INTERESTED

SANDRA PATRICIA DUI I filed a petition with this court for a decree changing names as follows: SANDRA PATRICIA DULL 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 obiection at least two court days before the matter is scheduled to be heard and must

grant the petition without a hearing.

NOTICE OF HEARING

appear at the hearing to

show cause why the peti-

tion should not be aranted.

If no written objection is

timely filed, the court may

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-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: Seal Beach Sun

DATE: 10/30/2025 Judge David J Hesseltine Judge of the Superior

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

BSC 227638 Notice of Sale of Real Property at Private Sale

Case# 30-2025-01479052-PR-LA-CMC In the Superior Court of California, for the County

California, for the County of Orange In the matter of the Estate

of Henry Peter Halter, Decedent Notice is hereby given that

Notice is nierby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 28TH day of November, 2025 at the office of TREDWAY, LUMSDAINE & DOYLE, LLP, 3900 KILBOY AIRPORT WAY,

SUITE 240 , LONG

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:

follows: Stock Cooperative known in California as: 1460 Homewood Road, Apt. 95F, Seal Beach, CA 90740 [and legally described as follows]: One Ownership share of Series K Common Stock

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 confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal 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 Estate of Henry Peter Halter Attorney(s) at Law: JENNIFER N. SAWDAY, ESO. & JANA

ESQ. & JANA 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-

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

TO ALL INTERESTED

PERSONS: Petitioner: JANET G. SANNEBECK on behalf of ORION minor, filed a petition with this court for a decree changing names as fol-**ORION JAMES** LEBO-RUIZ to ORION JAMES WOODHULL. 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 réasons 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

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-

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:
Seal Beach Sun

DATE: 10/31/2025 Judge Eric J. Wersching Judge of the Superior Court Legals-SB

Seal Beach Sun
11/13,20,27,12/4/25158311

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

25FL001079

TO ALL INTERESTED PERSONS: Petitioner: ELIZABETH WILSON and ADAM PAZZULLA, OBO WILSON, a minor, filed a petition with this court for a decree changing names as follows: CHANCE as follows: CHANCE GUNNER WILSON to CHANCE GUNNER WILSON-PAZZULLA 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

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-my-court.htm)
A copy of this Order to be the court of the cou

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 Harbour Sun

DATE: 10/02/2025 Judge Eric J. Wersching Judge of the Superior

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 follows: ALEND DILUVAN HASSAN to ALEND DI-LUVAN-DILVEEN 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 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 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

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)

West

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: Seal Beach Sun

DATE: 11/05/2025 Judge David J Hesseltine 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.

UNLÉSS YOU TAKE AC

TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUB-LIC SALE. IF YOU NEED THE NATURE OF THE PROCEEDINGS 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 appointed Trustee under and pursuant to a certain lien. recorded on 05/28/2024. as instrument numbe 2024000132005, of the official records of Orange County, California. WILL SELL AT PUBLIC AUC-TION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civić Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 9522 Pettswood Drive #3. Huntington Beach, California 92646 Assessor's Parcel No. 931-930-27 The owner(s) of the real property is purported to be: Christine Chu, a single woman The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any shown herein. Said sale will be made, but without covenant or warranty, ex pressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation 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, expenses of the Trustee and trust created by said lien. 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 \$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 association, or savings bank specified 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

Legals-SB

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 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 vou 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-TICE 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 Nátionwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case 2024-4526. 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 schedule 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 vou exceed the last and highest bid placed at tne 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 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.co m, using the file number assigned to this case 2024-4526 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 in-

Legals-SB

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 receives 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 contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded 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 Officer 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-CUPA-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 decide against you without your being heard unless you respond within 30 days. Read the information below.

cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro puede encontrar estos grupos sin fines de lucro en el sitio web de Califoren en el sitio en el s

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect vou. Your written response 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) vour 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 response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

and your wages, filoriey, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney, you referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.law helpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca. gov/selfhelp), or by contacting 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 dismiss the case.

**Legals-SB** 

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le

entreguen esta citacion y

papeles legales para

presentar una respuesta

por escrito en esta corte y

hacer que se entreque una

copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte Es posible que haya un formularlo que usted pueda usar su repuesta Puede encontrar estos formularios de la corte v mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblicondado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento v la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no

Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia,org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte

conoce a un abogado

puede llamar a un servicio

de remision a abogados

Si no puede pagar a un

abogado, es posible que

tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier r e c u p e r a c i o n de \$10,000.00 o mas de valor 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 dirección de la corte es) Superior Court of California, County of Orange Central Justice Center 700 West Civic Center Drive, Santa Ana, CA

Drive, Santa Ana, CA 92701. The name, address, and

telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): SAMER HABBAS, ESQ (State Bar No: 243683); GARY M.C WONG, ESQ (State Bar No: 307906), LAW OFFICES OF SAMER HABBAS ASSOCIATES

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-

n- PHONE NO. of 9300. **Legals-SB** 

David H. Yamasaki, Clerk of the Court Clerk, by (Secretario)

V. Perez

Deputy (Adjunto)
NOTICE TO THE PER-SON SERVED: You are Huntington Harbour Sun

Journal 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 auction the personal property described below. The will be held pursuant to section 21700-21716 of sions Code, and provisions of Civil Code. The undersigned will sell at public auction by competitive bidding ending Thursday, December 11 2025 at 8:00am on www.storageauctions.net the following described goods: Miscellaneous household goods, small hangings, small appliances, 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 refuse any bid or cancel the auction. 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 property described below. The lien sale on said property will be held pursuant to section 21700-21716 of the Business & Professions Code, and provi-sions of Civil Code. The undersigned will sell at public auction by competitive bidding ending Thursday, December 11 2025 at 8:00am on www.storageauctions.net the following described goods: Miscellaneous household goods, sofas, furniture & decor, mattress', bar stools, pet accessories 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 11/20,27/2025-158495

### NOTICE OF PUBLIC LI-

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 property described below. The lien sale on said property will be held pursuant to section 21700-21716 of the Business & Professions Code, and provisions of Civil Code. The undersigned will sell at public auction by competitive bidding ending Thursday, December 11, 2025 at 8:00am on www.storageauctions.net

**Legals-SB** 

the following described goods: Miscellaneous household goods, holiday décor, folding table and miscellaneous containers 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. Beach

11/20,27/2025-158497

NOTICE OF PETITION TO ADMINISTER ES-TATE OF: **BETTY LORRAINE** CHATHAM **CASE NO. 30-2025** 01525873-PR-LA-CMC

creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BETTY LORRAINE CHATHAM A PETITION FOR PRO-BATE has been filed by DEBORAH MALSON in the Superior Court of California, County of OR-

PETITION FOR PROBATE requests that DEBORAH MALSON be appointed as personal representative to administer

authority to administer the estate under the Indeendent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before täking 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 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-

**Legals-SB** 

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

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 ORDINANCE 1721 AN ORDINANCE OF THE CITY OF

SEAL BEACH AMENDING TITLE 11 (ZONING CODE) OF THE SEAL BEACH MUNICIPAL CODE TO ESTAB-DENSITY ZONE AND TO MAKE RELATED ZONING MIXED COMMERCIAL/RESIDENTIAL HIGH DENSITY (MC/RHD) ZONE THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS: Sec-Commercial/Residential High Density (MC/RHD) Zone and makes related amendments to Title 11 of the Seal ance with State Housing Law, including Government Code §§65580–65589.11, and to implement the City's cordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., 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 Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution 7705, including 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 Considerations prior to adopting this Ordinance. Section 3. On Ocproposed Zoning Code text amendments as set forth in this Ordinance at a duly noticed public hearing, as prepersons had an opportunity to and did testify either in support of or against this matter. At the conclusion of Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 25-08, recommending approval of these Zoning Code amendments by the City Section 4. On October 27, 2025, the City Council considered this Ordinance at a duly noticed public hearing. at which time City staff and interested persons had ar 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 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 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. Section 7. 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 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, irrespective of the fact that any one or more sections, subsections, subdivisions, 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. 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 ADOPTED 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

have difficulty connecting

or are unable to connect to our remote hearing, call 657-622-8452 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, ou should appear at the hearing and state vour objections or file written objections with the court before the hearing. Your appearance may be in per-

OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representcourt within the later of either (1) four months from the date of first issuance of letters to a general personal representative, 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** 

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

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 Mandatory Site Visit: Contractors are responsible for visiting the site locations and verifying all information before 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

SEAL BEACH TO AMEND PORTIONS OF THE MAIN STREET SPECIFIC PLAN TO ALLOW RESIDENTIAL OF THE HOUSING ELEMENT OF THE GENERAL PLAN TO FULFILL STATE HOUSING LAW THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS: Section 1. This Ordin ance allows residential uses in the Main Street Specific Plan (MSSP) area, except on the first floor facing Main State Housing Law, including Government Code §§65580-65589.11, and to implement the City's cordance with the Čalifornia 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 Imort, Findings of Fact and Statement of Overrid ing Considerations and Mitigation Monitoring and Reporting 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 related documents, and thereafter adopted Resolution No. 25-08 recommending certification of the FEIR and approval 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-Overriding Considerations and Mitigation Monitoring and Reporting Program, as adopted by Resolution 7705, cord of proceedings. Section 3. On October 6, 2025, the Planning Commission considered this Ordinance to ticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning 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 considered 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 gainst 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. 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 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, irrespective of the fact that any one or more sections, subsections, subdivisions, 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 meeting held on the 10th day of November 2025. Seal Beach Sun 11/20/2025-158499

**Legals-SB** 

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

STEVÉ HORNSTEIN -SBN 186905 HORNSTEIN LAW OF-**FICES** 20335 VENTURA BLVD. SUITE 203 WOODLAND HILLS CA 91364 Telephone (818) 887-9401 1/20, 11/2 CNS-3987816#

Attorney for Petitioner

**Legals-SB** 

for Special Notice form is

available from the court

SEAL BEACH SUN Seal Beach Sun 11/20,27,12/4/2025-158505 158505

ORDINANCE 1722 AN ORDINANCE OF THE CITY OF SEAL BEACH APPROVING A ZONE CHANGE (HOU GRAM) TO AMEND THE OFFICIAL ZONING MAP THE CITY OF SEAL BEACH TO IMPLEMENT THE 2021-2029 (6TH CYCLE) OF THE HOUSING ELE MENT OF THE SEAL BÉACH GENERAL PL FULFILL STATE HOUSING LAW THE CITY COUNCIL CITY OF SEAL BEACH DOES ORDAIN A FOLLOWS: Section 1. This Ordinance amends the Of cial City Zoning Map to designate specified areas of the City as Mixed Commercial/Residential High Density MC/RHD) to ensure compliance with State Housin Law, including Government Code §§65580–65589.11 and to implement the City's 2021–2029 Housing Ele nia Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), and the regulations promul 15000 et seq., the CEQA Guidelines), the City prepared a Draft Program Environmental Impact Report, Findings of Fact and Statement of Overriding Considerations a Mitigation Monitoring and Reporting Program (SCH #2023110425), circulated the Draft EIR and related doc-2025, the Planning Commission conducted a public hearing on the proposed EIR and related documents mending certification of the FEIR and approval of the related documents. On October 27, 2025, the City Coun cil conducted a duly-noticed public hearing and adopte Resolution 7705 certifying the FEIR and adopting the Findings of Fact and Statement of Overriding Considergram. Prior to taking action on this Project, the City Council carried out its independent review of the Final siderations and Mitigation Monitoring and Reporting Program, as adopted by Resolution 7705, and further has reviewed and considered the entire record of proceedings, 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 and after due consideration of the testimony, the Plan ning Commission adopted Resolution No. 25 mending approval of this Ordinance by the City 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 a 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/Residentia Seal Beach is hereby amended to change the proper known as The Shopś at Rossmoor (APŇs 086 086-492-80, 086-492-87, 086-492-90, 086-492-92) MC/RHD. Section 7. The Zoning Map of the City of Seal Beach is hereby amended to change the property 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 Se 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 the property known as 99 Marina Drive (APN 199-011 01) to RHD-33. Section 11. The City Council finds that through 11 are consistent with the Seal Beach General Plan, as amended by the 2021-2029 Housing Element 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 son, held to be invalid or unconstitutional 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, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional. Section 13. 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 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 meeting held on the 10th day of November 2025. Seal Beach Sun 11/20/2025-158498