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CLASSIFIEDS

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

562-430-7555

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<p>Furnished, Oceanfront Apt 1319 Seal Way, A Seal Beach 1st Floor, Furnished, Fully h Water/Trash/Cable/Wifi Paid Rent: \$3950 Avail: Dec 4th</p>	<p>Cozy 2 Bd Apt with Parking 128 13th St A/B, Seal Beach First Floor, 2 Bd, 1.75 Ba Apt Laminate Floors, Ceiling Fans New Stove, Granite Counters Separate Entrances, Storage Freshly Painted, 1 Pkg Space Rent: \$2595 Avail Now</p>
<p>Remodeled 1st Floor Apt 3901 Green, Los Alamitos 1st Floor, 2 Bdrms, 1 Bath Remodeled, Laminate Flrs New Shower/Sinks & Toilet 2 Private Parking Spaces Rent: \$2695 Avail Now</p>	<p>Remodeled House for Rent 3650 Hackett St. Long Beach 2 Bedroom 1 Bath Private Pool, Private 2 Car Garage and Driveway Rent: \$3650 Avail Now</p>
<p>2 Story Furnished House 324 17th St, Seal Beach 3 Bedrooms, 2 1/2 Baths 1700 sqft, Gas Fireplace All Furnished Throughout Patio, 2 Parking Spaces All utilities included +Wifi Rent: \$5200 Avail 3/1/25</p>	<p>Upstairs Apt w/NEW KITCHEN 10636 Chestnut St, Los Alamitos, 2 Bdrms, 2 Baths, Inside Air Conditioning Storage Carpeted Flooring Balcony & Separate Storage Rm Rent: \$2850 Avail: Now</p>
<p>16661 Blanton B Hunt Bch Upstairs 1 Bdrm 1 Bathroom New Spacious Private Community Laundry, Fans Rent: \$2395 Avail 10/18/25</p>	<p>Cozy 2 Bd Apt with Parking 128 13th St A/B, Seal Beach First Floor, 2 Bd, 1.75 Ba Apt Laminate Floors, Ceiling Fans New Stove, Granite Counters Separate Entrances, Storage Freshly Painted, 1 Pkg Space Rent: \$2595 Avail Now</p>

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

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

INVESTMENTS • SALES • LEASING

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NOTICE IS HEREBY GIVEN that the City of Seal Beach has received an application for a Special Event Permit. Special Event Permits shall be granted by the City Manager or designee, under Seal Beach Municipal Code Chapter 7.50.

Seal Beach Sidewalk Sale

Request: To hold a sidewalk sale on Main Street, where merchants can put out racks, tables, and signage.

Number of permits Issued this Year: 0

Date of proposed event(s): Friday, February 6, 2026 – Sunday, February 8, 2026

Applicant: Seal Beach Chamber of Commerce

Property Owner: City of Seal Beach

The Recreation Manager must receive all comments, written or other, on the above-requested Special Event no later than 5 calendar days following the date of this letter. Within 10 calendar days a decision shall be made by the Recreation Manager with regard to this application. If the applicant or any member of the public wishes to appeal, a timely appeal must be filed with the City Clerk's Office in accordance with Chapter 11.5.25 of the Title 11 Zoning Code of the City of Seal Beach.

DATED this 12th Day in January 2026

Tim Kelsey, Recreation Manager
Seal Beach Sun 1/15/2026-159870

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ESOTERIC ASTROLOGY AS NEWS FOR WEEK
JANUARY 14 – 20, 2026

COMMUNITIES, COOPERATIVES & THE ESSENTIAL FIRE OF CHANGE - THE NEW ERA UNFOLDING

Sun enters Aquarius Monday, January 19th, the day after the Capricorn new moon, Sunday, January 18th. Aquarius (and the Aquarian Age, unfolding now) is the sign of humanity working together, building a new society, new communities, new cooperatives. Cooperatives are democratically governed, operate on an at-cost-not-for-profit basis, focus on economic and social well-being of people and nations worldwide, encourage and foster cooperative development, which generates local wealth, employment and marketplace interactions. It's a plan of action whose time has arrived.

The thought of continuing under the "empire's" big corporation (BC) agendas is no longer acceptable, feasible, understandable or sustainable. BCs are part of the past, lifeless world of greed. Cooperatives fulfill the need of the 99%, seek what is local and sustainable, are consumer-owned, member-controlled – benefits that create communality and community. Cooperatives differ completely from profit-driven enterprises. There are Seven Principles (values) that guide cooperatives worldwide - http://www.ica.coop/coop/principles.html

Sweeping changes are occurring in our country and world, especially economically. It is the work of an inner fire. In conflicts, disputes and wars we encounter fire. It is good to recognize the essence of an event, a time, a person, a culture, a nation. The changes occurring, especially in the present transition from one age to the next (Pisces to Aquarius), are to be recognized as essential fire in action. Then we will understand what we are seeing - the fast changes carried out by fire.

Fire brings purity, cleansing, a change of elements. This is the spiritual world's understanding. Our usual everyday understanding of events is mundane. But there is a super-mundane understanding to be gained. This helps us comprehend events from the spiritual inner cosmic stand point. Otherwise our comprehension remains localized and narrow.

As the new era is unfolding, as our Sun shifts into the new Age (Aquarius), Libra steps in between. Libra brings the fire of Aries to purify the past. We see the purification taking place, suddenly and unexpectedly, in the areas of sex, money and the Law. Let us grow to love the unexpected as a source of joy. Fire is kindled thru Joy. Agni Yoga, yoga of Fire. The Esoteric Teachings tell us, "The one who brings forth the Rule of Law is the Leader, the King. Everything is under the Rule of Law." (Note: For daily updates, read my FB page, Risa D'Angeles, or https://nightlightnews.org/daily-postings/)

ARIES: Working hard, perhaps to exhaustion, with your thinking power and energy focused in the world and work. Are you finding yourself easily upset, angry and impatient? Is there criticism around you, or intrusions? You have and continue to achieve success and enthusiasm. You ask that others exhibit the same. They cannot. They don't have your astrology chart. Be generous, instead of having expectations. Be in the present, then exhaustion falls away.

TAURUS: You love pleasure and pursue it quietly. You seek satisfaction each day through creative endeavors. Deep down you're competitive. At times you're unexpectedly playful. Family, friends, animals and children in your life may exhibit playfulness, too. You like that. You're affectionate yet secretive. You forgive. You're admired. You're a taskmaster toward yourself and others. Enter the field of art. Draw, paint, sing, dance, act each day. It's your saving grace.

GEMINI: You're protective of friends, home and family. You hide away behind humor. You have anger but no one can find it. You don't even know why. It's hidden in a Scorpio sort of family situation. Careful because resentments fly out of you, fiery sparks, sometimes. Someday you'll seek a more direct approach to your inner hidden world. Pursuing sports is one way of deflecting away from what hurts. You lead the way at home. You seek the Temple of Venus.

CANCER: More and more you speak your mind, expressing ideas and opinions. Knowing a lot of this and that, you become upset when your morals and values differ from others'. Sometimes you're afraid, sometimes you're informative and sometimes disruptive. Consider the differences and outcomes of each. Everyone has important information. Even silence is a contribution. Everyone is polishing the facet of themselves, creating the great diamond of humanity? What is your diamond facet?

LEO: You're working hard, which is actually usual for you, working in the heart of the matter. In the months to come notice you may slow down, becoming more and more precise and deliberate. producing only what you value. At times, you're ambitious. Then you become impatient, with a fiery impulsiveness. You can also be possessive. Independence is vital; a value you defend with secrecy. What resources of your creative self are ready and available for humanity? You are called to world service.

VIRGO: For a time you'll be more forceful than usual. A dynamic energy will pour into and through your heart, mind, body. It provides you with a con-

RISA'S STARS

sidering of new realities, new plans and endeavors. It offers a new identity that looks independent and direct. You will be called to spontaneity, action and follow-through. This will accelerate through the new year. Notice when the retrogrades occur in 2026. Everything turns inward. You return home again. Tending to daily life with detail, organization and care.

LIBRA: For a time, you have felt stifled by your choices and wonder what they were and why you feel caught. A feeling of defeat, perhaps despair was felt. No one was encouraging or loving you enough. You need(ed) to build up self-confidence and beauty. Then you made a decision to return somewhere. You will see how this is. Your balance is re-establishing itself. You're strong and sensitive. One more something to do, though. Forgiving someone. They wait for this moment to occur to free them. You understand not being free.

SCORPIO: Make a spiritual decision, based on comradeship, to work directly with people in a state of cooperation. Be the one who creates the sense of sharing with others. It is good for Scorpio to step out of hiding. Doing this you will achieve your goals more readily. Enlarge the circle of people you can trust. Do this by supporting them first in their endeavors. Cooperation is your new work and keyword. It will establish for you more permanent relations with others and call forth all hidden abilities and gifts. Sharing is the new materialism.

SAGITTARIUS: You feel these days you were born to be successful and to succeed. That you're to be respected for your gifts. Other people's opinions are of concern so you always attempt to harmonize all interactions. You keep your eyes on the horizon

while realizing no one is an island and that compassion is your keyword. You become more and more loving in the coming year, pointing out everyone's value and usefulness. This makes for real and true leadership. Be practical with money. What is choice without limits?

CAPRICORN: You curb yourself when criticism floods your thinking. You never want to disregard others' opinions. However, you know there is great truth beyond opinions and you seek that truth everywhere - in everything and everyone. It's quite hidden, yes? You have trained yourself to be honest, smoothing harsh edges of communication. You're direct when you speak and your humor finds the absurd in all events. Laughter is a companion. We laugh with you. Then new leadership responsibilities make a call. You respond with equanimity.

AQUARIUS: So clearly do you see through pretenses that sometimes you can be frank, honest and candid in an attempt to banish untruths and illusioned glammers. This is both a gift and a difficulty for others. Many admire you. Some don't understand you. You want to share. However, something hurt you long ago that makes you wary. Your desire nature is strong. It makes things happen like magic. Whatever you focus on, materializes. You provide nourishment to the world so hungry and thirsty. You are the waters of life.

PISCES: Be conscious and aware of interactions, especially with intimates and close family and friends. You could feel, and be perceived as impatient and harsh at times. Should this occur you would feel devastated as your behavior is never like this. Sometimes the Neptune of Pisces comes forth - soft, gentle, in other worlds. At other times, Pluto comes forth, which is the hidden leadership Pisces holds. You consider everyone's needs, hopes, wishes and dreams and ask what can you offer them? Your gifts have been cultivated over lifetimes - the subtle art of loving relationships.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.com.

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NOTICE OF TRUSTEE'S SALE TS No. CA-24-994719-BF Order No.: FIN-24007496 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/5/2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO**

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BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Sheila Megli, a single person Recorded: 7/16/2013 as Instrument No. 2013000426159 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 2/23/2026 at 09:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$244,561.80 The purported property address is: 12200 MONTECITO RD E106, SEAL BEACH, CA 90740 Assessor's Parcel No. : 936-59-170 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **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

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clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994719-BF. 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**

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TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994719-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California

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Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-994719-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trust-

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ee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-994719-BF IDSPub #0282421 1/15/2026 1/22/2026 1/29/2026 **Seal Beach Sun 1/15,22,29/2026-159627**

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at 9:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/22/2005, as Instrument No. 2005000937635, in book xx, page xx, of Official Records in the office of the County Recorder of ORANGE County, State of California, executed by RONALD SCOTT ADAMS AND JILL ANN ADAMS, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), AUCTION.COM ROOM, HOTEL FERA ANAHEIM, A DOUBLE-TREE BY HILTON - 100 THE CITY DRIVE, ORANGE, CA 92868. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 169-293-29 The street address and other common designation, if any, of the real property described above is purported to be: 17248 REIMER 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances.



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to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$379,620.67 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 12/27/2025 Prime Recon LLC By: Jorge Rios-Jimenez, Authorized Signer Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 901-0998 for information regarding the trustee's sale or visit this

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internet website - <https://salesinformation.prime-recon.com> - for information regarding the sale of this property, using the file number assigned to this case: TS#183232. 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 Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed 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 (844) 901-0998 for information regarding the trustee's sale, or visit this internet website <https://salesinformation.prime-recon.com> for information regarding the sale of this property, using the file number assigned to this case TS#183232 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NPP0482986 To: HUNTINGTON HARBOUR SUN JOURNAL 01/08/2026, 01/15/2026, 01/22/2026 HHSJ 1/8, 15, 22/2026-159648

Trustee Sale No. 1245857 Notice of Trustee's Sale Loan No. 86810317 Title Order No. APN 203-291-11, 12, 19 TRA No. You Are In Default Under A Deed Of Trust Dated 10/07/1999. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. On 02/04/2026 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on October 8, 1999 as Document Number 19990717455, which was subsequently modified as set forth in that certain Modification of Deed of Trust recorded March 30, 2017 as Document Number 2017000128599 of official records in the Office of the Recorder of Orange County, California, executed by: Indigo Days Inn LLC, a California limited liability company, as Trustee, First United Bank, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a

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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 business in this state). At: At front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached hereto and incorporated by reference herein The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 5921 Westminster Blvd., Westminster, CA 92683. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$360,381.67 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section

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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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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 (858) 410-2154, or visit this internet website [iSee Link Below], using the file number assigned to this case [TS 1245857] to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. For information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 1/5/26 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel 1: Lot 26 In Block "A" Of Tract No. 616, In The City Of Westminster, County Of Orange, State Of California, As Shown On A Map Recorded In Book 19, Page 9 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At The Southeast Corner Of Lot 26, In Block "A" Of Tract No. 616 As Shown On A Map Recorded In Book 19, Page 9 Of Said Miscellaneous Maps, In The Office Of The County Recorder Of Said County; Thence North 60.00 Feet Along The East Line Of Said Lot 26; Thence East

Legals-SB

60.00 Feet; Thence West 43.71 Feet To The Point Of Beginning. Parcel 3: Lots 27 And 28 In Block "A" Of Tract No. 616, In The City Of Westminster, County Of Orange, State Of California, As Shown On A Map Recorded In Book 19, Page 9 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Except Therefrom All Oil, Gas, Minerals And Hydrocarbon Substances Lying Below A Depth Of 500 Feet From The Surface Of Said Property, But With No Right Of Surface Entry, As Provided In Deeds Of Record. Seal Beach Sun 1/8, 15, 22/2026-159653

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01534833

TO ALL INTERESTED PERSONS: Petitioner: HARUETHAI SAEHENG-LINSE SITTER filed a petition with this court for a decree changing names as follows: HARUETHAI SAEHENG-LINSE SITTER to HARUETHAI SAEHENG LINSE. 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
02/24/2026
1:30 p.m. D100
REMOTE

Central Justice Center
700 W. Civic Center Drive
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: 12/22/2025
Judge David J Hesseltine
Judge of the Superior Court

Seal Beach Sun
12/25/25, 1/1, 8, 15/26-159432

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)
Escrow No. 002457-AY
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
A PLACE LIKE HOME 2 LLC, 14702 KATHY ST WESTMINSTER, CA 92683
(3) The location in California of the chief executive office of the Seller is: same as above
(4) The names and business address of the Buyer(s) are:
FARHAN HOMES SENIOR CARE LLC, 10641 PAMELA ST. CYPRESS,

Legals-SB

CA 90630
(5) The location and general description of the assets to be sold are goodwill, furniture, fixtures & equipment, leasehold improvement, etc, of that certain business located at: 14702 KATHY ST, WESTMINSTER, CA 92683.
(6) The business name used by the seller(s) at that location is: A PLACE LIKE HOME 2
(7) The anticipated date of the bulk sale is 02/03/26 at the office of Ameri Escrow, Inc., 2975 Wilshire Blvd., #470 Los Angeles, CA 90010, Escrow No. 002457-AY, Escrow Officer: Aeran Yu.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 02/02/26.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: None
Dated: December 31, 2025
Transferees:
FARHAN HOMES SENIOR CARE LLC, a California Limited Liability Company
/S/ By: KHATERA BAHADORY, MANAGER
1/15/26
CNS-4001389#
HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 1/15/2026-159741

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001143

TO ALL INTERESTED PERSONS: Petitioner: FRANK ALEXANDER CORRAL filed a petition with this court for a decree changing names as follows: FRANK ALEXANDER CORRAL to FRANK ALEXANDER MADRID. 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
03/02/2026
8:30 a.m. Dept: L74

Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92688
(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: 10/22/2025
Judge Eric J. Wersching
Judge of the Superior Court

Seal Beach Sun
01/15, 22, 29, 2/5/26-159757

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

Legals-SB

PEGGY HOLDREN CASE NO. 30-2026-01538280-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PEGGY HOLDREN.
A Petition for PROBATE has been filed by: BEVERLY YADEN in the Superior Court of California, County of ORANGE. The Petition for Probate requests that BEVERLY YADEN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:
MAR 18, 2026 at 1:30 PM in Dept. CM08
3390 Harbor Blvd Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an

Legals-SB

inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: ERIN M. ANDERSON, ESQ.; LAW OFFICE OF ERIN M. ANDERSON, 5152 KATELLA AVE., #104, LOS ALAMITOS, CA 90720. (562) 546-2128 BSC 227905

Seal Beach Sun 1/15, 1/22, 1/29/2026-159788

File No: CA25-001369-0097

Notice Of Sale Of Collateral

TO: Jodi Lynne Brady, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1995 BARON Mobile Home which is located at 17261

Gothard, Space 78, Huntington Beach, CA 92647, and registered with the Department of Housing and Community Development under Decal No. LAV6537 and the following Serial Number and Label/Insignia Number(s): CB6114A CB6114B Label/insignia Number(s) HWC220776 HWC220777

The Undersigned Will Sell Said Collateral On February 11, 2026 At 3:00 P.M., on the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92686.

Such sale is being made by reason of your default on September 22, 2025 under that certain Security Agreement dated August 19, 2022, between you, as debtor, and Credit Human Federal Credit Union, as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$93,530.21 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable, Credit Human Federal Credit Union, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made avail-

Legals-SB

able to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 877.440.4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case CA25-001369-0097. 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. Dated: January 8, 2026 Credit Human Federal Credit Union By: /s/ Raymond Soriano STEELE, LLP, as Agent Tel: (949) 222-1161

Seal Beach Sun 1/15/2026-159803

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 002457-AY (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are:

A PLACE LIKE HOME 8 LLC, 7111 SOWELL AVE, WESTMINSTER, CA 92683

(3) The location in California of the chief executive office of the Seller is: same as above

(4) The names and business address of the Buyer(s) are: FARHAN HOMES SENIOR CARE LLC, 10641 PAMELA ST. CYPRESS, CA 90630

(5) The location and general description of the assets to be sold are goodwill, furniture, fixtures & equipment, leasehold improvement, etc, of that certain business located at: 7111 SOWELL AVE, WESTMINSTER, CA 92683.

(6) The business name used by the seller(s) at that location is: A PLACE LIKE HOME 8

(7) The anticipated date of the bulk sale is 02/03/26 at the office of Ameri Escrow, Inc., 2975 Wilshire Blvd., #470 Los Angeles, CA 90010, Escrow No. 002457-AY, Escrow Officer: Aeran Yu.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 02/02/26.

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: None Dated: December 31, 2025

Transferees: FARHAN HOMES SENIOR CARE LLC, a California Limited Liability Company

/S/ By: KHATERA BAHADORY, MANAGER 1/15/26

CNS-4001393# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 1/15/2026-159742

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DUANE OWENS, aka DUANE EDWARD OWENS, aka DUANE

Legals-SB

ELDRIDGE OWENS CASE NO. 30-2026-01538452-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DUANE OWENS, aka DUANE EDWARD OWENS, aka DUANE ELDRIDGE OWENS.

A Petition for PROBATE has been filed by: TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY-PUBLIC ADMINISTRATOR in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY-PUBLIC ADMINISTRATOR be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

Seal Beach Sun 1/15, 1/22, 1/29/2026-159830

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24073 et seq.)

Escrow No. 19840KM

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address(es) of the Seller/Licensee are: IN-DEX INTERGROUP, INC., 6662 GATE HILL CIRCLE HUNTINGTON BEACH, CA 92648

The business is known as: SURF DOGS SPORTS GRILL

The names and addresses of the Buyer/Transferee are: ARTHUR YEOW-FONG, 763 YALE ST, LOS ANGELES, CA 90012

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL OF A CERTAIN LIQUOR LICENSE NO: 530618 and are located at: 5932 WARNER AVE, HUNTINGTON BEACH, CA 92649

The kind of license to be transferred is: 47-ON SALE GENERAL EATING PLACE, LICENSE #530618, now issued for the premises located at: 5932 WARNER AVE, HUNTINGTON BEACH, CA 92649

The anticipated date of the sale/transfer is: FEBRUARY 17, 2026 at the office of: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$420,000.00, which consists of the following: Description/Amount CASH TO OPEN \$42,000.00; CASH TO CLOSED \$378,000.00; TOTAL CONSIDERATION \$420,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

SELLER/LICENSEE: IN-DEX INTERGROUP, INC. BUYER/TRANSFEREE: ARTHUR YEOW-FONG 4598326-PP HHSJ 1/15/26

Huntington Harbour Sun Journal 1/15/2026-159880

for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: LEON J. PAGE, COUNTY COUNSEL AND ANGELICA C. DAFTARY, DEPUTY, 400 WEST CIVIC CENTER DR., PO BOX 118, SANTA ANA, CA 92701. (714) 834-4664 BSC 227917

Seal Beach Sun 1/15, 1/22, 1/29/2026-159830

Legals-SB

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 3rd, 2026**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following location:

6742 Westminster Blvd. Westminster, CA 92683 657-272-7071

10:00 AM

Michael Espinosa The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1/15/26

CNS-4001870# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 1/15/2026-159776

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. L-042046-JC (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: CAFE CUP, INC., 5930 WARNER AVE., HUNTINGTON BEACH, CA 92649

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: M&M FOOD MANAGEMENT LLC, 17628 W. HARRIS WAY #202, SANTA CLARITA, CA 91387

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURE, EQUIPMENT, TRADE-NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 5930 WARNER AVE., HUNTINGTON BEACH, CA 92649

(6) The business name used by the seller(s) at said location is: CAFE CUP, INC.

(7) The anticipated date of the bulk sale is FEBRUARY 3, 2026, at the office of TOWER ESCROW INC, 3400 W. OLYMPIC BLVD., #201, LOS ANGELES, CA 90019, Escrow No. L-042046-JC, Escrow Officer: JANICE CHEON

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: FEBRUARY 2, 2026

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE Dated: JANUARY 8 2026

TRANSFEREES: M&M FOOD MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ORD-4607638 HUNTINGTON HARBOUR SUN-JOURNAL 1/15/26

Huntington Harbour Sun Journal 1/15/2026-159886

Legals-SB

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Lynda Marie Guinther CASE NO. 30-2025-01528561-PR-LS-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Lynda Marie Guinther

A PETITION FOR PROBATE has been filed by Heather DiGiorgio in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that Heather DiGiorgio be appointed as personal representative to administer the estate of the decedent. A HEARING on the petition will be held on 02/05/2026 at 1:30 p.m. in Dept. CM07 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE CENTER.

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://The Superior Court of California - County of Orange (occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: Michael J. Betz (196228); Andrew A. Wood (279403); Sean K. Bloks (345546); Allen Matkins Leck Gamble Mallory & Natsis LLP, 2010 Main Street, Suite 800, Irvine, CA 92614, Telephone: 9495531313

1/15, 1/22, 1/29/26

CNS-4003354# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 1/15,22,29/2026-159909

Legals-SB

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 200-18161-JU

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: SURF CITY FISH CO, 200 MAIN STREET STE 110, HUNTINGTON BEACH, CA 92648

Doing Business as: SURF CITY FISH CO (TYPE-RESTAURANT)

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE

The location in California of the Chief Executive Officer of the Seller(s) is: NONE

The name(s) and address of the Buyer(s) is/are: THE FOCACCIA HOUSE LLC, 613 8TH ST. HUNTINGTON BEACH, CA 92648

The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LEASEHOLD IMPROVEMENTS, INVENTORY, POS SYSTEMS, LICENSES, TOOLS, DECOR AND SMALL KITCHEN EQUIPMENT and are located at: 200 MAIN STREET STE 110, HUNTINGTON BEACH, CA 92648

The bulk sale is intended to be consummated at the office of: CORNER ESCROW, INC, 25220 HANCOCK AVE STE 350 MURRIETA, CA 92562 and the anticipated sale date is FEBRUARY 3, 2026

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

[If the sale subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: CORNER ESCROW, INC, 25220 HANCOCK AVE STE 350 MURRIETA, CA 92562 and the last date for filing claims shall be FEBRUARY 2, 2026, which is the business day before the sale date specified above.

Dated: 01/09/2026 BUYER(S): THE FOCACCIA HOUSE LLC 4605292-PP HHSJ 1/15/26

Huntington Harbour Sun Journal 1/15/2026-159881

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.

7392 Garden Grove Blvd Westminster CA 92683 (714) 657 - 6595 February 3rd, 2026 2:00 PM

Karina Trivino Dayana Riano Chandy Strickland Dean Pinchera

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1/15/26

CNS-4003634# HUNTINGTON HARBOUR SUN-JOURNAL HHSJ 1/15/2026-159910