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CLASSIFIEDS
Classified space and copy deadline is Tuesday at 12:00 p.m.
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<p>Year Round Ocean Views 1001 Seal Way 2 Slb Beach Townhouse Style, 1.5 Baths Two Extra Large Bedrooms Laminate Flrs, Refrig, Stove Pkg Space, Onsite Laundry Steps to Pier/Ocean/Shops Rent: \$3500 Avail: Feb. 5th</p>	<p>Elegant 2 Story Front Unit 211 13th Street Seal Beach 2 Bdrm, 1.5 Updated Baths Laminate Floor Throughout Washer /Dryer & Storage Front, Enclosed Patio Area 1 Shared Garage, Balcony Rent: \$4650 Avail: Apr. 10th</p>
<p>Charming Upstairs Unit 10777 Walnut St, Los Al 2 Bedroom, Updated Bath Carpet, Fireplace, Dishwasher Com Laundry Room, Fan 1 Car Garage & 1 Parking Rent: \$2650 Avail: Now</p>	<p>Remodeled House for Rent 3650 Hackett St. Long Beach 2 Bedroom 1 Bath RENTED Private Pool 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 Patios, 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 Bdrm, 2 Baths, Inside RENTED Private Garage Living Space, Laminate & 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 RENTED Living Space 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>

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ESOTERIC ASTROLOGY AS NEWS FOR WEEK
JANUARY 21 - 27, 2026
SUN ENTERS AQUARIUS - WATERS OF LIFE FOR THIRSTY HUMANITY

RISA'S STARS

Sun enters Aquarius Monday, January 19th, the day Aquarius - "Waters of Life Poured Forth For Thirsty Humanity." These words esoterically define the sign Aquarius. They are the inner spiritual essence of Aquarius. The waters are energies from the heavens, the new energies of the new era streaming into Earth. They are the energies of freedom and the changes to come. As the energies always come into earth in right timing, these energies are also soothing, comforting, directing-and-serving-humanity energies. Aquarian energies help humanity build the new culture and civilization and to imagine a future where there is peace and prosperity enough to be fully creative.

Aquarius is the eleventh sign after Aries. It is a fixed (stabilizing) air sign on the Fixed Cross (Fixed Cross - signs Taurus, Scorpio, Leo and Aquarius).

Fixed signs bring ideas (created by the Cardinal Cross signs Aries, Cancer, Libra, Capricorn) into form and matter, stabilizing them. Air signs (Gemini, Libra and Aquarius) are mental. They think and ponder, study and research, gather and distribute information previously created and stabilized by the cardinal and fixed signs. For air signs, education and learning are most important along with being social, communicating, writing, tending to money, participating in groups and creating sustainable communities.

Humanity is Aquarius and we have (our Sun has) entered the beginnings of the Age of Aquarius. In the next two thousand years, organized and influenced by the sign Aquarius, the collective human purpose for life here on Earth will be revealed. Aquarius is becoming the overriding astrological influence that will drive all of humanity's endeavors.

Signs work in polarities. Therefore when we speak of Aquarius, we must also include Leo, the sign opposite Aquarius. Leo is the shadow aspect of Aquarius. Aquarius brings forth science, technology and the gifts of truth and the concrete mind (Ray 5). These are the tools that inform the Aquarius Age in the building of humanity's future. This has already begun. Computer technology is the product of the science of Aquarius. Laser light therapy, energetic medicines, homeopaths and the flower remedies are results of the higher mind accessed through the Aquarian influence.

And so the 11th Gate has opened. And Hercules (humanity) is tasked with cleansing the world from darkness, misalignments, untruths, corruption and greed. And to bring forth Goodwill. (to be continued)

ARIES: You're exploring profoundly what your right work in the world may be, what you are to do that will serve the upliftment of humanity, the culture and civilization and bring you to the recognition needed so that others follow. Continue this internal inquiry. Answers will appear slowly and in right timing, over weeks and months. These are the right questions disciples are asking. Knowing the crisis in our world. As you focus on the questions, your name is called.

TAURUS: New ideas, concepts, a school, a college, study, traveling, the art of archery, horseback riding or horse husbandry, publishing, and studying ancient philosophies - all may catch your attention. Someone, somewhere recognizes your qualities, calls you to leadership, a skill you are cultivating. Deep focused listening is the best way of being attentive. When asked questions, answer from the

heart. Offering philosophical, anonymous, abstract answers are not useful, heard or understood.

GEMINI: There are questions and a focus on money and investments. In this critical time of change and monetary reorientation I want to suggest how you can keep abreast of the financial times. Read the book The Great Taking by D.R. Webb. Study the history of the Federal Reserve. They create an exceptional understanding of the economic situation then and now and worldwide. Ponder on what you learn then share your knowledge with partners and friends. Geminis are to gather information and disperse it as the need arises.

CANCER: Relationships and interactions this month will be on your mind - all types and levels of closeness, friendships and intimacies. It's good to review what you offer in relationships, if you are attentive, caring, nurturing and sharing? Or are you focused upon your thoughts, opinions and yourself primarily? These days Jupiter is in Cancer, offering you a new sense of self-identity, an expansion of who you might want to be. It's also adding a new level of love for self and others. The cultivation of love is the purpose of our present solar system. Did you know that?

LEO: There is a focus on daily life encounters, on service, on small animals, health and your environment. Something shifts at work, some discipline or rule or structure or timing causing a period of fine-tuning to occur. Relations are deeply important, as are friends. During this time strengthen your support for others, align with them. This will insure your success should you suddenly find yourself in charge of everything and everyone and their well-being.

VIRGO: You must begin to rest, relax, be more

playful and lounge around a bit more, thinking of ways where pleasure and fun come first and perhaps a bit of romance (there are many kinds). Plan each week to attend theatre, dance, musical or film events. Stroll downtown with friends, have lunches and dinners, little parties, tête-à-têtes, and create perhaps a small salon. Art is most important. Who are your favorite artists? Where is the closest museum? Are you planning your summer garden yet?

LIBRA: These are times of reconciliation and reunions with family, a time of understanding and rapprochement, of kindness, consideration, and thoughtful and perceptive realizations that each of us (including you) is a character in a drama, a play, everyone's doing their very best, everyone striving, everyone developing their gifts, and everyone's on their path toward a more enlightened way of being. Is there some sort of suffering or sadness in your life at this time? Is there an estrangement or a withdrawal? Is there sorrow? Let's pray together.

SCORPIO: Are you feeling edgy, agitated, irritated and restive? Perhaps restless with somewhat anxious feelings including a wanting to go anywhere that is not here? And there's nowhere really to go? There is some sense of impatience and oversensitivity. Remembering and visiting the past - friends, family, siblings, schools and everything from early childhood. Are there people that need to be contacted? Do you need to go home again? Unearth boxes of childhood memories. To bring remembrances to a close?

SAGITTARIUS: The heavens are resting deeply in your house of resources, values and finances. Read Gemini. Then shop around for a financial investor for information on finances and precious metals.

Because most of the planets are influencing your money, finances and resources, your values may be changing to reflect the outer economic world. You will need to transform how you've handled yourself in these areas. Are you generous or challenged to be generous? Do you maintain a budget and balance monetary ins and outs? What are your present worries regarding money?

CAPRICORN: Every once in a while others truly notice you, offering praise for work and jobs well done. Offering recognition for the help, concerns, presence and nurturing you quietly go about doing. They notice the care you take in helping others. Capricorns are the responsible ones, the parents of humanity. Their self-identity is in seeing the needs and responding to the needs. They are leaders. They have compassion and courage, will and purpose. The Hierarchy shines down upon them. They open the gates to heaven. We salute them.

AQUARIUS: Aquarians, after they've built their personality (self-development, self-focus, a needed developmental stage for everyone), eventually begin to see outward, onto humanity and become the friend to everyone. It is at this moment when they see humanity is suffering that Aquarians begin to seek to serve. It is perhaps that time for you - to help others, to see their needs, to offer support and resources, time and money, care and attention. You too become one who receives. You follow Capricorn.

PISCES: It's important to be part of a group (spiritual group is best). It's important to not be isolated and no longer to be a hermit. You need a balance of being in retreat and in solitude and also being out and about and social. Being social is sometimes difficult for Pisces. The fish is sensitive to the needs of others, often absorbing those needs. Then they must rest. Pisces know that "love underlies the happenings of the times and all events." Love happens to be the nature of Pisces, too. That is their purity, their essence. That is how they save the world.

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 duly 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 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

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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 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

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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 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

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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 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 Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the

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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
Trustee Sale No. 183232 Title No. 250399622 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/09/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 02/23/2026 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 author-

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ized 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, 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 Elec-

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tion 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 attempted 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



YOU DESERVE TO LIVE SAFE FROM SEXUAL HARASSMENT.

Sexual harassment by a landlord or anyone related to your housing violates the Fair Housing Act. If you receive unwelcome sexual advances or are threatened with eviction because you refuse to provide sexual favors, you may file a fair housing complaint.

To file a complaint, go to hud.gov/fairhousing

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If you fear for your safety, call 911.



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A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

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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 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 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 (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, ex-

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ecuted 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 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

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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 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. Parcel 2: That Portion Of The Southeast Quarter Of The Southeast Quarter Of Section 4, Township 5 South, Range 11 West, In The Rancho Las Bolsas, In The City Of Westminster, County Of Orange, State Of California, As Per Map Recorded In Book 51, Page 13 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At The Southeast Corner Of Lot

Legals-SB

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 43.71 Feet; Thence South 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. 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 92868 (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: 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.

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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 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

Legals-SB

BSC 227905 **Seal Beach Sun 1/15, 1/22, 1/29/2026-159788**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DUANE OWENS, aka DUANE EDWARD OWENS, aka DUANE 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:

MAR 18, 2026 at 1:30 PM in Dept. CM04 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 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: LYNDY MARIE GUNTHER, 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

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Lynda Marie Gunther 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 Gunther 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) 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 con-

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01537327-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ERIN RAY HILL filed a petition with this court for a decree changing names as follows: ERIN RAY HILL to ERIN RAY DUNCAN. 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. Dept: 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
 Judge of the Superior Court

Seal Beach Sun
 01/22,29,2/5,12/26-159933

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL ANDREW WALTER

CASE NO.30-2025-0152154-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 MICHAEL ANDREW WALTER.

A Petition for PROBATE has been filed by: JEANNE DEDIEGO in the Superior Court of California, County of ORANGE. The Petition for Probate requests that JEANNE

Legals-SB

DEDIEGO 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:

MARCH 26, 2026 at 1:30 PM in Dept. CM78

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 and time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of

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

Attorney for Petitioner: RACHEL L. MCVEAN, REESE SMALLEY WISEMAN & SCHWEITZER, LLP, 1265 WILLIS STREET, REDDING, CA 96001. TEL: (530) 241-1611

Huntington Harbour Sun Journal 1/22,29,2/5/26-159941

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)

Escrow No. 16621-PM

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the seller(s), are:

Julia Enterprise Inc., a California corporation 19913 Beach Blvd., Huntington Beach, CA 92648

Doing Business as: Nonna Lucci's Pizza (Type - Pizza Restaurant)

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

The location in California of the Chief Executive Office of the Seller(s) is: SAME AS ABOVE

The name(s) and address of the buyer(s) is/are: Tim Nguyen, or his Assignee, 19913 Beach Blvd., Huntington Beach, CA 92648

The assets being sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at: 19913 Beach Blvd., Huntington Beach, CA 92648

The bulk sale is intended to be consummated at the office of: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 02/09/2026

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

[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: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 02/06/26 which is the business day before the sale date specified above.

Dated: Buyer(s): S/ Tim Nguyen 1/22/26

CNS-4004086#
HUNTINGTON HARBOR SUN-JOURNAL
HHSJ 1/22/2026-159955

NOTICE OF VACANCY & REQUEST FOR APPLICANTS

January 2026

Due to a recent vacancy, the Surfside Colony Community Services District is accepting applications for the appointed position of Director to the Surfside Colony Community Services District.

The Director position is an uncompensated, volunteer position in charge of carrying out the business of the Surfside Colony Community Services District.

The term of office will be from the time of appointment until the end of the calendar year.

Interested individuals must be a registered voter within the District's boundaries (Surfside Colony).

Applicants must be available to attend monthly meetings scheduled on Monday evenings, starting at 6:30 p.m.

To apply for the position, please either submit a letter by mail to P.O. Box 235, Surfside, CA 90743 or in person to the Surfside Colony office at B-89.

Please contact the District Clerk Chris Montana at (714) 840-7077, if you have any questions.

Seal Beach Sun 1/22/2026-153151

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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: RACHEL L. MCVEAN, REESE SMALLEY WISEMAN & SCHWEITZER, LLP, 1265 WILLIS STREET, REDDING, CA 96001. TEL: (530) 241-1611

Huntington Harbour Sun Journal 1/22,29,2/5/26-159941

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)

Escrow No. 16621-PM

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the seller(s), are:

Julia Enterprise Inc., a California corporation 19913 Beach Blvd., Huntington Beach, CA 92648

Doing Business as: Nonna Lucci's Pizza (Type - Pizza Restaurant)

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

The location in California of the Chief Executive Office of the Seller(s) is: SAME AS ABOVE

The name(s) and address of the buyer(s) is/are: Tim Nguyen, or his Assignee, 19913 Beach Blvd., Huntington Beach, CA 92648

The assets being sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at: 19913 Beach Blvd., Huntington Beach, CA 92648

The bulk sale is intended to be consummated at the office of: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 02/09/2026

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

[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: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 02/06/26 which is the business day before the sale date specified above.

Dated: Buyer(s): S/ Tim Nguyen 1/22/26

CNS-4004086#
HUNTINGTON HARBOR SUN-JOURNAL
HHSJ 1/22/2026-159955

Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000905

TO ALL INTERESTED PERSONS: Petitioner: CHRISTOPHER LEE and AMANDA LEE on behalf of HARPER MARIE LEE, a minor, filed a petition with this court for a decree changing names as follows: HARPER MARIE LEE to HARPER SANDRA LEE. 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.

Attorney for Petitioner: RACHEL L. MCVEAN, REESE SMALLEY WISEMAN & SCHWEITZER, LLP, 1265 WILLIS STREET, REDDING, CA 96001. TEL: (530) 241-1611

Huntington Harbour Sun Journal 1/22,29,2/5/26-159941

NOTICE OF HEARING

04/06/2026
 1:30 p.m. Dept: L74
 REMOTE

Lamoreaux Justice Center
 341 The City Drive South
 Orange, CA 92868

(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 Harbour Sun Journal
 Date: 12/17/2025
 Supervising Judge Eric J. Wersching
 Judge of the Superior Court

Seal Beach Sun
 01/22,29,2/5,12/26-159940

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CAROLYN A. BERCHER

CASE NO. 30-2025-01503646-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or es-

tate, or both of CAROLYN A. BERCHER.

A PETITION FOR PROBATE has been filed by CHRISTINE M. MOCK in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that CHRISTINE M. MOCK 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: 02/25/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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 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: RACHEL L. MCVEAN, REESE SMALLEY WISEMAN & SCHWEITZER, LLP, 1265 WILLIS STREET, REDDING, CA 96001. TEL: (530) 241-1611

Huntington Harbour Sun Journal 1/22,29,2/5/26-159941

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 Car Show

Request: To hold the classic car show through the streets of Seal Beach, Main Street, Central Ave, Electric Ave, Ocean Ave, and Eisenhower Park, with music and vendors.

Number of permits Issued this Year: 1

Date of proposed event(s): Saturday, April 25, 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 16th day of January 2026

Tim Kelsey, Recreation Manager
 Seal Beach Sun 1/22/2026-159986

Legals-SB

son 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.

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Attorney for Petitioner: JAMES D. MORTENSEN - SBN 234364

MORTENSEN & REINHEIMER PC
 2855 MICHELLE DRIVE, SUITE 120
 IRVINE CA 92606
 Telephone (714) 573-7149
 1/22, 1/29, 2/5/26
CNS-4005187#
HUNTINGTON HARBOR SUN-JOURNAL
HHSJ 1/22,29,2/5/2026-160005

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

04/20/2026
 1:30 p.m. Dept: L74
 REMOTE

Lamoreaux Justice Center
 341 The City Drive South
 Orange, CA 92868

(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 Harbour Sun Journal
 Date: 12/17/2025
 Supervising Judge Eric J. Wersching
 Judge of the Superior Court

Seal Beach Sun
 01/22,29,2/5,12/26-160032

NOTICE OF PUBLIC HEARING DEVELOPMENT IMPACT FEE NEXUS REPORT AND FEE ADOPTION

NOTICE IS HEREBY GIVEN that the City Council of the City of Seal Beach will hold a public hearing on Monday, February 23, 2026, at 7:00 p.m., or soon thereafter, in the City Council Chambers, 211 Eighth Street, Seal Beach, California to consider the following items:

- 1) A resolution:
 - a) approving the transportation impact development fee update; and,
 - b) adopting the impact fee nexus study in support of the foregoing impact fees; and,
 - c) making a determination of exemption from the California Environmental Quality Act (CEQA).

FURTHER NOTICE IS HEREBY GIVEN that the City of Seal Beach's impact fee nexus study and proposed transportation impact development fee update will be adopted in accordance with the Mitigation Fee Act, commencing with Government Code Section 66000 et seq. The impact fee next study (which contains the data indicating the estimated costs required to provide the services for which the fees are levied and the revenue sources anticipated to provide the services) and a summary of the proposed new impact fees and rate schedule are on file in the office of the Seal Beach, Public Works Department located in the City Hall, 211 Eighth Street, Seal Beach, California, and that said document is open for public inspection during regular business hours, 8:00 a.m. – noon & 1:00 p.m. – 5:00 p.m. Monday through Friday.

PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. Written comments may also be submitted and should be addressed to the City Council c/o the City Clerk, City Hall, 211 Eighth Street, Seal Beach, and such comments should be received prior to the hearing date. If the proposed actions are challenged in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to the Americans with Disabilities Act, the City of Seal Beach will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the City Clerk's Office at (562) 431-2527.

Dated 16th day of January 2026

Gloria D. Harper, City Clerk
 City of Seal Beach
 Seal Beach Sun 1/22/2026-159985

Legals-SB

son 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.

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Attorney for Petitioner: JAMES D. MORTENSEN - SBN 234364

MORTENSEN & REINHEIMER PC
 2855 MICHELLE DRIVE, SUITE 120
 IRVINE CA 92606
 Telephone (714) 573-7149
 1/22, 1/29, 2/5/26
CNS-4005187#
HUNTINGTON HARBOR SUN-JOURNAL
HHSJ 1/22,29,2/5/2026-160005

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

04/20/2026
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 REMOTE

Lamoreaux Justice Center
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 Orange, CA 92868

(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)

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Seal Beach Sun
 01/22,29,2/5,12/26-160032

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