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<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>Remodeled 1st Floor Apt 3901 Green B, Los Alamitos 2 Bedrooms, 1 Full Bath Newer Stove/Dishwasher Canned Lights, Wall A/C Comm Laundry/Disposal 2 Pkg Spaces & Storage Rent: \$2695 Avail: Now</p>
<p>Belmont Heights Cottage 4617 Vista St, Long Beach 2Bd, 1 Ba, Spanish Duplex Wood Floors, W/D Hookup Faux Fireplace, Water Incl Fenced Yard, Big Garage Approx 920 SqFt, Pet ok Rent: \$3200 Avail: Mar 7th</p>	<p>Upstairs Apt w/NEW KITCHEN 10636 Chestnut St, Los Alamitos, 2 Bdrm, 2 Baths, Inside 1 Air Condit... RENTED ...ing 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 ...orking 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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INVESTMENTS • SALES • LEASING

ESOTERIC ASTROLOGY AS NEWS FOR WEEK
FEBRUARY 11 - 17, 2026

FESTIVALS - RARE ONES - SATURN/NEPTUNE
ARIES & THE FIRE HORSE

RISA'S STARS

The months, January, February and March, can seem cold and empty without preparing for and celebrating the winter's many festivals (below).

The week: Friday, Saturn (new structures for the new era) enters into the fire sign of Aries joining Neptune (dissolving the old) at 0 Aries. This is a rare astrological event. The last time the two joined at 0 Aries was 600 BC (2,500 years ago) (the Axial Age), creating a profound shift in human consciousness. Greek philosophy appeared, along with the arrival of the Buddha (Avatar) - to prepare humanity's minds to recognize his brother, the Christ (Pisces World Teacher).

Aries is 'the world point' of 0 Aries (all things new). It begins a new spiritual and astrological reality and will "reset" (reorient, restore, reconstruct, resurrect) society. Study - what occurred the last time Saturn/Neptune met together (in Capricorn in 1989)? Saturday is Valentine's Day, Feb. 14th, where we are to "be of love a little more careful than of anything" (e.e. cummings). Valentine's day is Capricorn moon day. What is a love message under the moon of Capricorn? Who can tell us?

Monday is President's day (leaders are given leadership positions in order to learn better how to lead). And Tuesday is a new moon solar eclipse, 29 degrees, Aquarius. It's Mardi Gras, it's lunar (Chinese) new year of the fire horse. It's also Ramadan (at sunset).

Year of the Fire Horse - an intensive, dynamic, innovative, fiery time ahead for humanity - volatile, rapid, chaotic, passionate and bold. Occurring on the day of the solar eclipse - something deeply essential falls away, making way for something dynamic, new, unique (Aquarian) and brilliant to come forth. The

fire horse summons us to exhibit intelligence, independence and freedom. But also perseverance. It asks us what does freedom mean? What is true freedom? What is free? How do we maintain our freedoms? And what actually is free will?

And so, after all this propulsive fiery horse energy appearing, after discipline and dissolution (Saturn/Neptune) fuse, the two fishes of Pisces appears as Sun enters Pisces and the day after Mardi Gras (party) it's Ash Wednesday (February 18) ("from dust thou were made and unto dust thou shalt return:"). We enter the desert for 40 days and 40 nights of contemplation and purification. Lent begins early this year.

ARIES: Who are your friends? What groups do you belong to, if any? What are your hopes, wishes, dreams for the future? How do you see the future? These are some of the questions posed by the present astrological energies, while offering opportunity to review specific life issues. We work hard in our lives. There are times when we must pause, set our sights on future endeavors, find, identify, join our friends. And then we set about helping others. This is your time.

TAURUS: More and more you're being identified as a leader with extraordinary intellectual and organizing skills, who understands and mentors collaboration, a leader who leads with not only great knowledge but also willingness to cultivate and speak with love as the heart of the matter. A group or community looks to you for direction. Although preferring to be behind the scenes, you're being called out is a new developmental stage. Come into the greater light of recognition. We will help you.

GEMINI: And so, the same message, over and

over. You are to travel somewhere, no more waiting. The lands, seas, mountains, deserts call to you. There is a place you've considered. It's time to make plans, reschedule the next several months making room for not only travel but also study, entering and experiencing new village life, community endeavors. You need to expand out from where you presently are, see a different world, different peoples and cultures. Somewhere in there they hold your future.

CANCER: There comes a time when we are to look into our finances, our monies, our resources held in common with another (or others). That time is now. Are you concerned about finances and reviewing cash flow? If needed, consider consulting an advisor for help with taxes, assets, resources. It's good to have at least one person you can speak with. Also, it's time to consider wills, inheritances and preparations for when you are no longer here on earth (you are not dying). Everyone actually needs to do this, so those who remain here on Earth know what to do. It is good to ponder on these issues while living.

LEO: Soon it will be Valentine's Day. Will you send valentines? Who will you share candy with? Someone must be on your mind. Or perhaps you're on another's mind. It seems that whomever you're attracted to must be very unusual, almost revolutionary. You like this. However, your Leo pride hides it. You want to be innovative, too. Which you are, when you focus on creativity, presently in need of attention. Perhaps a trip somewhere will activate it. Love calls to you. Can you hear the summons?

VIRGO: You might feel overloaded and overwhelmed with work, tasks, chores, errands and just about everything calling you to do more things -

faster, quicker, a hurried sort of reality without needed rest. Something's changing concerning your work and work environments, in the way you do things. You think about community, health, a needed rejuvenating and restorative spa experience. You're running here, there, everywhere. Where are you going? Each morning stand in the light of the golden sun so the day can then truly begin.

LIBRA: Although the energetic focus in your life remains at home, it has also shifted to creativity and the creative arts. It's good, with groups of friends, to regularly meet at gardens, museums, theatres, dance performances, art galleries, with a party afterward. You need more playfulness and more fun. Invite friends over. Don't take monetary risks or gamble. In the meantime, amidst this artistic activity, ponder upon and recognize the gifts and talents you possess. And focus on cultivating them each day. Humanity needs new beauty, new art forms, new music, new life and livingness. That is Libra's task.

SCORPIO: The energies from the heavens are focused on your foundation, your home, where you live and find comfort. Where's your biological family and what is your relationship to them? What was your early life like and how does it affect your present life now? These are questions for the month. You may want to visit family (whomever you consider family), be in touch and in contact (which releases Love), send messages to those far away. In between, tend to home with loving attention. Soon more work calls to you.

SAGITTARIUS: And so the upcoming days may feel like a puzzle that must be completed in very little time. New thoughts, new ideas, new realities, new variations of livingness flow through your mind.

There will be many activities to tend to, many people to talk and confer with, decisions to be made, possibly more deadlines. You've walked into the future and will need to juggle present/past and future time. This is not a test. You're perfecting how to work on multiple levels within time and space. And then you must tend to your social life.

CAPRICORN: Are you concerned about money and resources? Is there enough or not enough? Do you need to balance monies coming in and going out? Is there something that must be purchased? Is travel happening soon, too? It's good to think about and save for the future, to use resources to put things by (like the Mormons), and to consider the idea that a greenhouse is an important investment. Are you saving and tithing? You know the spiritual rule for tithing, yes? What is given is returned, ten-fold.

AQUARIUS: More and more, day after day, events in your life are creating a new self-identity. We were created in ways that we are renewed in life by expanding our self. Because of this it's good to have new clothing, shoes and hairstyle, discover new colors never worn before. How you present yourself to the public, how you look and what you say, is remembered always. Confidence and a sense of well-being makes you feel festive, creative and alive. People want to be with you. Then they too become confident and filled with happiness. You are the unofficial mayor of any city you live in.

PISCES: It's time to tithe, giving to organizations you believe in so they can serve others. It may be a community (Aquarius), a hospital (St. Jude's) or a school for children. It may be Oxfam or the Heifer Project, sending money so families can raise bees, ducks, chickens, farm animals. It could be Doctors Without Borders. Service and serving calls to you. As a Pisces we develop awareness. At first the fishes feel like slaves. Then we become a servant, serving others. Then we become the disciples, the server who serves and saves the world. Which one do you identify with? You understand these things now.

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-25-1023199-BF Order No.: 250502787-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/18/2007. 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

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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

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amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JASON YAHNE, A SINGLE MAN, AND BROOKE NEWMAN, A SINGLE WOMAN Recorded: 3/26/2007 as Instrument No. 2007000190469 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: \$846,472.25 The purported property address is: 850 CATALINA AVENUE,

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SEAL BEACH, CA 90740 Assessor's Parcel No. : 199-123-12 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

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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

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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>

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, using the file number assigned to this foreclosure by the Trustee: CA-25-1023199-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

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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-25-1023199-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 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-25-1023199-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 Trustee, 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

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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-25-1023199-BF IDSPub #0282569 1/29/2026 2/5/2026 2/12/2026

Seal Beach Sun 1/29,2/5,12/2026-159885

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-0153732-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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000018

TO ALL INTERESTED PERSONS: Petitioner: ANN PARDOEN filed a petition with this court for a decree changing names as follows: ANN PARDOEN to ANNE PARDOEN. 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

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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:
Seal Beach Sun Date: 01/02/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01538415

TO ALL INTERESTED PERSONS: Petitioner: JESSICA RAE MATSON filed a petition with this court for a decree changing names as follows: JESSICA RAE MATSON to JESSICA RAE KHONG. 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 03/05/2026

1:30 p.m. Dept: D100
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun Date: 01/07/2026
Judge David J. Hesseltine
Judge of the Superior Court

Seal Beach Sun 01/29,2/5,12,19/26-160198

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LYNN IRENE WILLIAMS CASE NO. 30-2026-01541897-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LYNN IRENE WILLIAMS. A PETITION FOR PROBATE has been filed by RONALD CLEMENTS in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that RONALD CLEMENTS be appointed as personal representative to administer

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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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 04/16/26 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 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 JOSEPH G. DAVIS - SBN 76197
1100 W. TOWN & COUNTRY ROAD, SUITE 1250 ORANGE CA 92868
Telephone (714) 543-5333 2/5, 2/12, 2/19/26

Seal Beach Sun 01/29,2/5,12,19/26-160379

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CNS-4008927# SEAL BEACH SUN Seal Beach Sun 2/5,12,19/2026-160379

FICTITIOUS BUSINESS NAME STATEMENT NO. 20266733675

POSITIVE TRENDS ABA located at: 19912 SIDCUP LANE, HUNTINGTON BEACH, CA 92646. County: Orange. This is a New Statement. Registrant/s: VICTORIA ATHEY, 19912 SIDCUP LANE, HUNTINGTON BEACH, CA 92646. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 01/06/2026. Registrant /s/ VICTORIA ATHEY. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/21/2026.
Huntington Harbour Sun Journal 1/29, 2/5,12,19/26-160276

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001276

TO ALL INTERESTED PERSONS: Petitioner: HESHAM ABDELMAHAD and EMAN MOHAMED on behalf of TINA HESHAM MOHAMED FATEEN FAWZY ABDELMEGED and OMAR HESHAM MOHAMED FATEEN FAWZY ABDELMEGED, minors, filed a petition with this court for a decree changing names as follows: TINA HESHAM MOHAMED FATEEN FAWZY ABDELMEGED to TINA HESHAM FATEEN and OMAR HESHAM MOHAMED FATEEN FAWZY ABDELMEGED to OMAR HESHAM FATEEN. 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 04/06/2026

8:30 a.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:
Seal Beach Sun Date: 12/09/2025
Supervising Judge Eric J. Wersching
Judge of the Superior Court

Seal Beach Sun 2/5,12,19,26/26-160332

NOTICE OF PUBLIC SALE: NOTICE IS

Legals-SB

HEREBY GIVEN that pursuant to California Civil Code Section 798.56a and California Commercial Code Sections 7209 and 7210, noticing having been given to all parties believed to claim an interest and the time specified for payment in the notice having expired, Beach Boulevard Cottages is entitled to a warehouse lien against that certain mobilehome described as a 1961 CENTURION HOMES BUDGER mobilehome with a Decal Number of AAV2412 consisting of 50' in length and 16' in width, and now stored at 14352 Beach Blvd., Space 101, Westminster, CA 92683. The party believed to claim an interest in the mobilehome and personal property is MATEO RODRIGUEZ, MARTHA LOPEZ, MERLE RAYMOND DURNIOK, and ALICE GEORGIA DURNIOK. The mobilehome and personal property will be sold by Beach Boulevard Cottages (Warehouseman) at public auction to the highest bidder with a minimum bid of \$5,843.20, subject to further adjustments. In order to prevent the mobilehome from being sold at the noticed sale, the minimum bid amount must be paid by a person claiming a right in the mobilehome prior to the sale date AND the mobilehome must then be promptly removed from Beach Boulevard Cottages. This amount includes estimated storage charges, publication charges, attorney's fees, incidental and/or transportation charges and charges incurred by the park in connection with the unit remaining on site, as provided in the Commercial Code, and is subject to further adjustment. The sale is conducted on a cash or certified fund basis (cash, cashier's check, or travelers checks) only. Payment is due and payable immediately following the sale. No exceptions. The mobilehome and its contents are sold as is, where is and with no guarantees and without covenant or warranty as to possession, financing, title, or encumbrances. The purchaser of the mobilehome will take it subject to any real or personal property taxes, fees, license or liens, incl. per H&S § 18116.1. The sale will be held as follows: Date: March 3, 2026 Time: 10:00am at 14352 Beach Blvd., Space 101, Westminster, CA 92683. PLEASE TAKE FURTHER NOTICE that the mobilehome and contents must be removed from the premises within five (5) days of the date of sale; no occupancy within the mobilehome will be allowed. The purchaser shall be responsible for cleanup of the space of all trash, personal property or other belongings on the space or utilized in the removal of the Property. The purchaser shall also be liable for any damages caused during the removal of the Property. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. Proper Notice has been sent to the others who have an interest in the Property or who owe money. DATED: January 20, 2026 By: Valerie Raj, Authorized Agent for Beach Boulevard Cottages 2/12, 2/19/26

CNS-4008210# HUNTINGTON HARBOUR SUN-JOURNAL

Legals-SB

Seal Beach Sun 2/12,19/2026-160477

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN that pursuant to California Civil Code Section 798.56a and California Commercial Code Sections 7209 and 7210, noticing having been given to all parties believed to claim an interest and the time specified for payment in the notice having expired, Beach Boulevard Cottages is entitled to a warehouse lien against that certain mobilehome described as a 1965 GREATLAKES GREATLAKES mobilehome with a Decal Number of AAR5430 consisting of 50' in length and 20' width, and now stored at 14352 Beach Blvd., Space 104, Westminster, CA 92683. The party believed to claim an interest in the mobilehome and personal property is The Estate of KINH XUAN NGUYEN, and the estate of LOAN THI HOANG. The mobilehome and personal property will be sold by Beach Boulevard Cottages (Warehouseman) at public auction to the highest bidder with a minimum bid of \$8,096.68, subject to further adjustments. In order to prevent the mobilehome from being sold at the noticed sale, the minimum bid amount must be paid by a person claiming a right in the mobilehome prior to the sale date AND the mobilehome must then be promptly removed from Beach Boulevard Cottages. This amount includes estimated storage charges, publication charges, attorney's fees, incidental and/or transportation charges and charges incurred by the park in connection with the unit remaining on site, as provided in the Commercial Code, and is subject to further adjustment. The sale is conducted on a cash or certified fund basis (cash, cashier's check, or travelers checks) only. Payment is due and payable immediately following the sale. No exceptions. The mobilehome and its contents are sold as is, where is and with no guarantees and without covenant or warranty as to possession, financing, title, or encumbrances. The purchaser of the mobilehome will take it subject to any real or personal property taxes, fees, license or liens, incl. per H&S §18116.1. The sale will be held as follows: Date: March 3, 2026 Time: 11:00am at 14352 Beach Blvd., Space 104, Westminster, CA 92683. PLEASE TAKE FURTHER NOTICE that the mobilehome and contents must be removed from the premises within five (5) days of the date of sale; no occupancy within the mobilehome will be allowed. The purchaser shall be responsible for cleanup of the space of all trash, personal property or other belongings on the space or utilized in the removal of the Property. The purchaser shall also be liable for any damages caused during the removal of the Property. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. Proper Notice has been sent to the others who have an interest in the Property or who owe money. DATED: January 20, 2026 By: Valerie Raj, Authorized Agent for Beach Boulevard Cottages 2/12, 2/19/26

Legals-SB

CNS-4008217#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
Seal Beach Sun
2/12,19/2026-160485

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.

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

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000075

TO ALL INTERESTED PERSONS: Petitioner: KRISTEN ROSEN-BROOK on behalf of LILY ISABELLE ORTIZ and KYLEY NICHOLE ORTIZ, minors, filed a petition with this court for a decree changing names as follows: LILY ISABELLE ORTIZ to LILY ISABELLE-MAY ROSEN-BROOK and KYLEY NICHOLE ORTIZ to KYLEY NICHOLE-MAY ROSEN-BROOK. 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
 05/04/2026

Legals-SB

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: 01/28/2026
 Supervising Judge Eric J. Wersching
 Judge of the Superior Court

Huntington Harbour Sun
Journal
2/5,12,19,26/26-160498

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2026-01542920

TO ALL INTERESTED PERSONS: Petitioner: CHRISTINA TINA RAGIAS filed a petition with this court for a decree changing names as follows: CHRISTINA TINA RAGIAS to CHRISTINA RAGIAS. 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
 03/19/2026

1:30 p.m. Dept: D100
 Central Justice Center
 700 Civic Center Drive
 West

Santa Ana, CA 92701
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
 Seal Beach Sun

Date: 01/28/2026
 Judge David J. Hesselstine
 Judge of the Superior Court

Seal Beach Sun
2/5,12,19,26/26-160513

NOTICE OF PUBLIC
SALE OF PERSONAL
PROPERTY

Notice is hereby given that on March 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
 Estee Brand
 Daniel Carroll
 Daniel Carroll
 Wendy Torres Manhard
 The auction will be listed and advertised on www.storage-treasures.com. Purchases must be

Legals-SB

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.
 2/12/26

CNS-4010587#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
HHSJ 2/12/2026-160627

File No: CA25-001245-0171

Notice Of Sale Of Collateral

TO: Jeffrey Allison Nelson-Bungert AKA Bungert-Nelson and Tracy Lee Nelson-Bungert AKA Bungert-Nelson., 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: 1994 BARON Mobile Home which is located at 21851 Newland St., Space 81, Huntington Beach, CA 92646 and registered with the Department of Housing and Community Development under Decal No. LAT3191 and the following Serial Number and Label/Insignia Number(s) Serial Number(s): CB5930A CB5930B Label/Insignia Number(s) HWC214295 HWC214296 The Under- signed Will Sell Said Collateral On March 11, 2026 AT 3:00 P.M on the front steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866. Such sale is being made by reason of your default on August 1, 2025 under that certain Security Agreement dated October 15, 2024, between you, as debtor, and Eagle Community 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 \$209,985.34 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 , Eagle Community 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 CA25-001245. 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: February 3, 2026 Eagle Community Credit Union By: /s/ Raymond Soriano STEELE, LLP, as Agent Tel: (949) 222-1161
Seal Beach Sun
2/12/2026-160691

NOTICE OF PETITION
TO ADMINISTER
ESTATE OF SCOTT TRAVIS
ASHLOCK
Case No. 30-2026-
01545057-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 SCOTT TRAVIS ASHLOCK
 A PETITION FOR PROBATE has been filed by Dawn Lacerte in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Dawn Lacerte 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 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 on April 9,

2026 at 1:30 PM in Dept. No. CM07 located at 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: ALLAN M SOTO ESQ SBN 206714 LAW OFFICES OF ALLAN M SOTO 7960 W MCFADDEN AVE WESTMINSTER CA 92683 CN124318 ASHLOCK Feb

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 Farmer's Market at the Pier

Request: To hold a weekly Farmer's Market at the base of the pier and Eisenhower Park with live music, certified grown in California, Farm Fresh Fruits, and vegetables, pure raw honey, artisan bakers, salsas, hummus and yogurts, and arts and crafts, etc.

Number of permits Issued this Year: 0

Date of proposed event(s): Weekly Event on Fridays, starting March 20th, 2026.

Applicant: Lee Ostendorf

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 6th Day in February, 2026

Tim Kelsey, Recreation Manager
Seal Beach Sun 2/12/2026-160694

Legals-SB

2026 at 1:30 PM in Dept. No. CM07 located at 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: ALLAN M SOTO ESQ SBN 206714 LAW OFFICES OF ALLAN M SOTO 7960 W MCFADDEN AVE WESTMINSTER CA 92683 CN124318 ASHLOCK Feb

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.

Annual Run Seal Beach

Request: To hold the annual 5K, 10K Run, 5k Walk, and Kid's Fun Run through the streets of Seal Beach between the hours of 7:00 a.m. and 11:00 a.m. Specifically, the event will require the closure of parts of First Street, Ocean Avenue, Seal Beach Boulevard, Electric Avenue, Marina and Drive. A public address system will be used in Eisenhower Park. Participants will run/walk 1K, 5K, or 10K courses. Anticipated attendance will be approximately 5,000 participants.

Number of permits Issued this Year: 0

Date of proposed event(s): Saturday, March 28, 2026

Applicant: Rollin White, Run Seal Beach

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 6th Day in February, 2026

Tim Kelsey, Recreation Manager
Seal Beach Sun 2/12/2026-160695

Legals-SB

12, 2029, Feb 19,26, 2026
Seal Beach Sun
2/12,19,26/2026-160718

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
March 3rd, 2026
2:00 PM
 Diana Altamirano
 Beatrice Alvillar
 Jacklyne Alvarez Ceja
 Hennessy Macias
 Amber Turicos
 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.
 2/12/26

CNS-4011521#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
HHSJ 2/12/2026-160686

FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20266733893

PRECISION ADM SERVICES located at: 3367 PUNTA ALTA UNIT 2F, LAGUNA WOODS, CA 92637. County: Orange. This is a New Statement. Registrant/s: THERESA ANN SULLIVAN, 3367 PUNTA ALTA UNIT 2F, LAGUNA WOODS, CA 92637. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ THERESA SULLIVAN. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/23/2026.
Seal Beach Sun
2/12,19,26,3/5/26-160781

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.

Annual Run Seal Beach

Request: To hold the annual 5K, 10K Run, 5k Walk, and Kid's Fun Run through the streets of Seal Beach between the hours of 7:00 a.m. and 11:00 a.m. Specifically, the event will require the closure of parts of First Street, Ocean Avenue, Seal Beach Boulevard, Electric Avenue, Marina and Drive. A public address system will be used in Eisenhower Park. Participants will run/walk 1K, 5K, or 10K courses. Anticipated attendance will be approximately 5,000 participants.

Number of permits Issued this Year: 0

Date of proposed event(s): Saturday, March 28, 2026

Applicant: Rollin White, Run Seal Beach

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 6th Day in February, 2026

Tim Kelsey, Recreation Manager
Seal Beach Sun 2/12/2026-160695

Legals-SB

NOTICE TO CREDITORS
OF BULK SALE
 (Division 6 of the Commercial Code)

Escrow No. L- 042040-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: BURTUCCI'S PIZZARIA INC, 7101 YORKTOWN AVE, SUITE 107, HUNTINGTON BEACH, CA 92648
 (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: ENGRIMAR LORIEGA 30 LANSDALE CT, LADERA RANCH, CA 92694

(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 AND ABC LICENSE of that certain business located at: 7101 YORKTOWN AVE, SUITE 107, HUNTINGTON BEACH, CA 92648

(6) The business name used by the seller(s) at said location is: BURTUCCI'S NY PIZZA BY THE SLICE

(7) The anticipated date of the bulk sale is MARCH 3, 2026, at the office of TOWER ESCROW INC, 3400 W. OLYMPIC BLVD, #201, LOS ANGELES, CA 90019, Escrow No. L-042040-JC, Escrow Officer: JANICE CHEON

(8) Claims may be filed with Same as "7" above.
 (9) The last date for filing claims is: MARCH 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: DECEMBER 29, 2025

TRANSFEREES: ENGRIMAR LORIEGA ORD-4954712 HUNTINGTON HARBOUR SUN JOURNAL 2/12/26
Huntington Harbour Sun
Journal 2/12/2026-
160783