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CLASSIFIEDS

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| | |
|--|--|
| <p>Private Apt with a Patio 130 1/2 Dolphin Ave, SLB 1 Bdrm, Updated Bathrm Stove, Refrig, Microwave Laminate Floors, Storage Private Patio, Laundry Rm 1 Cat ok. 1 Block to Beach Rent: \$2200 Available Now</p> | <p>2 Story Townhouse Apt 320 12th St #12, Seal Bch 2 Bedrooms, 1 1/2 Baths Laminate Floor, Balconies Ceiling Fans, Stove, Fridge Dining, Wetbar and Carport Comm Laundry and Patios Rent: \$3395 Avail. 5/5/26</p> |
| <p>Large 2 Story, Front Unit 16682 Dolores #1 Hunt.Bch 3 Bedrooms, 2.5 Bathrooms Private Front Patio, Balcony Large Livingrm & Familyrm Inside Wash/Dryer Hookups 1 Parking Space & Garage Rent: \$3600 Avail: 4/10/26</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: \$2495 Avail: Now</p> |
| <p>2 Story Apt - Private Deck 320 12th St #5 Seal Beach 2 Lg Bedrooms, 1.5 Baths Remodel, Laminate Floor Stove, Refrig, Dishwasher 1 Carport, Comm. Laundry Shared Patios, Corner Unit Rent: \$3700 Avail: 5/1/26</p> | <p>Remodeled Upstairs Apt 10885 Walnut St Los Alamitos 2 Large Bdrms, 1.75 Baths Remodeled Kitchen, Stove Refrig, Dishwasher, Dining Balcony, Onsite Laundry 1 Garage, 1 Parking Space Rent: \$2595 Avail: Now</p> |
| <p>Cozy 1 Bedroom Cottage 509 Electric Ave Seal Beach 1 Bedroom, 3/4 Bath New Floor RENTED No parking or laundry Area Rent: \$2200 Available Now</p> | <p>1 Bdrm Apt w/Office, Prkg 128 13th St AB, Seal Beach 1st Floor 1.75 Baths 680 sq ft RENTED Storage Room, One Pet OK! Rent: \$2495 Available Now</p> |

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INVESTMENTS • SALES • LEASING

ESOTERIC ASTROLOGY AS NEWS FOR WEEK
APRIL 15 - 21, 2026

LAWS & PRINCIPLES OF THE NEW AQUARIUS ERA
- THE PRINCIPLE OF GOODWILL

Humanity lives under the direction of the heavens, the stars, planets, Sun and moon. Astrology is its study, the heavens our classroom. Humanity also lives within ages (each age is 2,500 years long). Ages are determined by the Sun entering and exiting the atmosphere of one of the twelve signs. Our Sun is presently exiting the Age of Pisces and entering the atmosphere/Age of Aquarius. The ages are also directed by one or more of the seven stars in the Big Dipper. Pisces is overseen by Rays 2 (love/wisdom) and 6 (devotion, religion).

As our Sun enters Aquarius, we are encountering new ray influences. Along with Ray 2 (love/wisdom), are Ray 5 (concrete knowledge, truth, science, technology) and Ray 7 (new rhythms, archetypes, tasks). These influence the lives of humanity everywhere.

Entering a new age signifies a new developmental stage for humanity and new values, rhythms, behaviors, understandings, etc. to be cultivated. At each new age, a World Teacher appears with new laws and rules. These direct humanity into new fields of growth and evolutionary endeavors. In the Aries Age, Moses, the World Teacher, gave humanity the Torah (and Ten Commandments). In the Pisces Age (which our Sun is presently leaving), the Law given to humanity by Christ (World Teacher who overshadowed the man, Jesus) was (is) to love one another.

In the new era we are entering, humanity is given the Aquarian Laws (3) and Principles (3). The Principles are: Essential Divinity, Goodwill and Unanimity. The Laws are: Spiritual Approach, Right Human Relations and Group Life and Endeavor. At first they are not easily understood, but over time (2,500 years), we begin to understand and express them.

Throughout the year, each law and principles is studied for 2 months. At the end of one year all six have been studied, pondered upon and brought into right action by disciples. We are presently studying the Prin-

RISA'S STARS

ciples of Goodwill (February 21 - April 21). On April 21st, we begin studying the Law of Group Endeavor.

What is Goodwill? Goodwill is the abundant outpouring of Love. It's contagious. Goodwill is a force and power for the good of all. Goodwill emerges from the Will-to-Good and Will-to-Love (Pisces law). Goodwill inspires others and transforms the world. The New Group of World Servers are men and women of Goodwill. We begin by having intentions for Goodwill.

(note: for daily news see Risa D'Angeles FB page or https://nightlightnews.org/daily-postings/)

ARIES: With Sun in Aries, everything is fiery and you're here, there and everywhere. In and out, up and down. The energies are dynamic, instructive, fiery and sudden, leading to possibly excessive activities and times of melancholy. Attempt to focus and compose the self within the heart. This allows all new ideas, not yet to be acted upon, to filter through the question "Is this for the Goodwill of everyone and everything?" The answer allows you to know the best course of action through these tumultuous times. Stand steady, Aries.

TAURUS: You're often in serious research or study, attempting to sort out details, feelings, instincts, and intuitions. And the main keys of truth about our present times. You may not know immediately what you feel or what the truth is. However, you must still express to others what you know, when the timing isn't right, when the path isn't clear, when the past hasn't caught up to the present/future. You know moving forward without right timing is foolish. You study the astrology of the times and of others. Then the right timing appears.

GEMINI: Sometimes, maybe lots of times, Geminis can feel alone. They make jokes to disturb any deep seeking of their inner lives. They protect themselves through humor. But there's an inner life to Gemini. Love sometimes hides. Why is this? So Gems, like jewels, can

know their true wants, needs, and aspirations. Pleasure might also be hidden, delayed until just the right time to come out and play. Be very aware of the new and full moon times. Since love pours down on all of humanity during these times (they are festivals) and since you're Ray 2 (Love/Wisdom), you're always in the direct pathway to receive. Allow nothing to interrupt your meditations.

CANCER: Anything unresolved with intimates and relationships (even those who have died) will reappear through feelings, thoughts, emotions, dreams and memories. Prayer is very helpful. So is imagination. And talking to our loved ones, even if they are not there physically. Attempt to reconnect with grace and equanimity, remembering "Love underlies all events and happenings." Life creates tests, losses, sadness, memories, sorrows. These are meaningful encounters, so that we are strengthened. Contemplate on all ideas and dreams being impressed upon your mind. They are messages of love.

LEO: It's as if you need a ship to navigate the tides of thoughts and feelings going in and out of your life. See yourself at the seashore, next to an ocean of blue. See yourself building a fire close to the water's edge. Then contemplate both elements - fire and water. When they join in your imagination a new reality, new direction and a new awareness of life is impressed upon your mind. They are your hopes, dreams and wishes. You need them. The challenge will be maintaining an inner, steady course when emotions are overwhelming. You can do this. Talk with everything around you. The animal and plant kingdoms listen well.

VIRGO: You'll be practical as well as creative with money and finances, day-to-day events, plans, connections and agendas. Even if you feel like an inner explosion might occur, focus on how to bring balance and harmony, caution and care into all situations. The days

and nights, our entire world at this time, is paradoxical with polarized realities everywhere. Remain in the middle where the light is. Visualize standing at the top of a pyramid, you at the apex. All around you are forces of life and livingness. Be the Tarot card of the Empress. That will be your adventure.

LIBRA: You continue to assess what you're able to provide to others, especially those close to you. Something, like love appearing, is changing within. You review what you need. Do you need love from family, from friends, from associates? What do you need now? Sometimes realizations can be difficult, especially for Librans who want to have harmony above conflict, ease above constant change. You want more depth now, more meaning, closeness and yet you also seek freedom. Sometimes it feels like a dilemma. You will begin to forgive and then love more. Instead of your back to life, looking over your shoulder, you face life itself. Listen for the heartbeat of nature.

SCORPIO: Find ways to express yourself, not necessarily through words but through right actions and right communications. In between, what right physical action for you would be is exercise, yoga, tai chi, walking, running, cooking, dancing to music, boating, swimming, etc. Rajneesh put his disciples in a dark room, eyes covered, loud music and told them to dance their hearts out. You might try that. However you express yourself, movement is what is important, for it will stabilize highly emotional trigger points. Daily life stresses make you feel like escape is necessary. Yes, do escape. You know how to do this. Ohm.

SAGITTARIUS: Sometimes a new adventure is how we care for ourselves in daily life, like with foods, eating, drinking, exercising, praying, meditating, sleeping, etc. And so, there is a call to use your mind and spiritual will to focus on health and well-being. Thinking prevention. Do these with joy. Health and joy are both important.

You have a sense of confidence in your intelligence and good planning. When you're truly mindful, your communication infects others with inspiration and enthusiasm. You bring a "resurrection" to people. An upliftment. Ponder these things during the next forty and fifty days. Attend church and pray.

CAPRICORN: As you tend to needed domestic duties and disciplines, a small voice, becoming louder and stronger, calls for less responsibilities, less drastic changes and transformation and a bit more happiness, joy and freedom. Life has been a challenge for Capricorn for the last many years, but especially now. Maintain care when communicating with family. You could feel impatient, saying things you later regret. You may work harder and longer to the point that exhaustion follows. Don't allow that to occur. In all ways, you are recognized, needed, creative and valuable. People learn from you - as a scholar, an artist and a disciple seeing the needs and responding to the needs. Carry on.

AQUARIUS: It's important to be aware of limits and agendas so time and money are not wasted. Discipline allows a structure and then the intuition to emerge. When we have no discipline, intuition has nothing to focus upon. Should you need anything, slowly and clearly articulate those needs. Your communication abilities are excellent. Ask (with love and gratitude) and it will be given. Give and more will be asked of you. Both must occur. Think on all the love and goodness your life has provided. This goodness rules your life. And life continues to be a paradox.

PISCES: The north node is in your sign of Pisces. North Node is our dharma, our spiritual path forward, the tasks we are to develop in a lifetime. What pathway do you see ahead? What words are you using? What you communicate in the world, to family and friends can affect many people. Tell the truth about your experiences. Let people know both your inner and outer realities. No matter what is occurring in your life, move toward it with grace and love and willingness. Great good will come of it. Remember this when the road becomes rocky or when you meet the Buddha on the road. Read Psalm 91. Write daily in your Gratitude Journal.

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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Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01496867
TO ALL INTERESTED PERSONS: Petitioner: JANELLE MARIA LAUMUA filed a petition with this court for a decree changing names as follows: JANELLE MARIA LAUMUA to JANELLE MARIA SANCHEZ. 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 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
05/07/2026
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, 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: 03/20/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/2,9,16,23/26-162197

1st AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25FL001102
TO ALL INTERESTED PERSONS: Petitioner: LATANA WRIGHT on behalf of LEONARDO DURAN and JOSIE DURAN, minors, filed a petition with this court for a decree changing names as follows: LEONARDO RYDER DURAN to LEONARDO RYDER WRIGHT and JOSIE SUMMER DURAN to JOSIE SUMMER WRIGHT. 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 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
05/05/2026
1:30 p.m. Dept: D
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, 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: 03/03/2026
Judge David J. Hesselstine
Judge of the Superior Court

Huntington Harbour Sun Journal
3/26,4/2,9,16/26-162006

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01556311
TO ALL INTERESTED PERSONS: Petitioner: MATTHEW RYAN CRONIN filed a petition with this court for a decree changing names as follows: MATTHEW RYAN CRONIN to MATTHEW RYAN ENDERS. 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 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
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: 04/02/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/9,16,23,30/26-162390

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MARY ROSE BODNAR CASE NO. 30-2026-01559564-PR-PL-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

ested in the will or estate, or both, of MARY ROSE BODNAR.
A Petition for PROBATE has been filed by: KENNETH L. SCHWARTZ in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that KENNETH L. SCHWARTZ 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:
JUNE 03, 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: RONALD BERMAN, ESQ; BERMAN & BERMAN, APLC, 16633 VENTURA BLVD., STE 940, ENCINO, CA 91436. (818) 593-5050
BSC 228305
Seal Beach Sun
4/9,4/16,4/23/2026-162468

TS#2511-853 (1005 Electric Avenue) APN 043-122-11 Notice of Trustee's Sale Note: There is a summary of the information in this document attached. You are in default under a deed of trust, dated 06/11/2021, 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 May 5th, 2026, at 12:00PM the undersigned, as duly appointed Trustee under and pursuant to: Deed of Trust recorded 06/25/2021, as Instrument No. 2021000416030, in the Official Records of the County Recorder of Orange County, California, and executed by Glenn J. Smith. Will sell at public auction to the highest bidder, for cash or cashier's check drawn on a financial institution authorized in Civil Code Section 2924h(b), at: At the north front entrance to the County Courthouse 700 Civic Center Drive West, Santa Ana Ca 92701 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 as more fully described in said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 1005 Electric Ave., Seal Beach, Ca 90740 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, express or implied, regarding title, possession, or encumbrances, to pay the unpaid balance of the note(s), secured by said Deed of Trust, to-wit \$ 309,658.12 including 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 trust created by said Deed of Trust. Notice of default and election to sell the described real property under the deed of trust was recorded in the county where the real property is located. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either

of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 860-9155 for information regarding the trustee's sale, using the file number assigned to this case: TS#2511-853. 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 Web site. 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 (949) 860-9155 for information regarding the trustee's sale or visit this internet website www.innovativefieldservices.com for information regarding the sale of this property, using the file number assigned to this case TS#2511-853 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 trustee's sale information please call (949) 860-9155. 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. Dated: March 24, 2026 MFTDS, Inc. a California Corporation dba MASTER FUNDING CO. By: Steve Wheeler, President (951) 694-3903 41911 5th St., Ste 202, Temecula, Ca 92590 Mailing Address: P.O. Box 2467, Temecula, Ca 92593-2467 (IFS# 43652 04/09/26, 04/16/26, 04/23/26)

Seal Beach Sun
4/9,16,23,30/26-162369

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:
Sun Newspaper
Date: 01/05/2026
Judge of the Superior Court

Seal Beach Sun
04/9,16,23,30/26-162369

Legals-SB

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
05/07/2026
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, 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: 03/20/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/2,9,16,23/26-162197

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01558821
TO ALL INTERESTED PERSONS: Petitioner: DRAKE AUSTIN SCHWENKE filed a petition with this court for a decree changing names as follows: DRAKE AUSTIN SCHWENKE to DRAKE AUSTIN SCHWENKE DARLING. 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
05/13/2026
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, 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: 04/02/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/9,16,23,30/26-162390

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MARY ROSE BODNAR CASE NO. 30-2026-01559564-PR-PL-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

ested in the will or estate, or both, of MARY ROSE BODNAR.
A Petition for PROBATE has been filed by: KENNETH L. SCHWARTZ in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that KENNETH L. SCHWARTZ 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:
JUNE 03, 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: RONALD BERMAN, ESQ; BERMAN & BERMAN, APLC, 16633 VENTURA BLVD., STE 940, ENCINO, CA 91436. (818) 593-5050
BSC 228305
Seal Beach Sun
4/9,4/16,4/23/2026-162468

TS#2511-853 (1005 Electric Avenue) APN 043-122-11 Notice of Trustee's Sale Note: There is a summary of the information in this document attached. You are in default under a deed of trust, dated 06/11/2021, 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 May 5th, 2026, at 12:00PM the undersigned, as duly appointed Trustee under and pursuant to: Deed of Trust recorded 06/25/2021, as Instrument No. 2021000416030, in the Official Records of the County Recorder of Orange County, California, and executed by Glenn J. Smith. Will sell at public auction to the highest bidder, for cash or cashier's check drawn on a financial institution authorized in Civil Code Section 2924h(b), at: At the north front entrance to the County Courthouse 700 Civic Center Drive West, Santa Ana Ca 92701 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 as more fully described in said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 1005 Electric Ave., Seal Beach, Ca 90740 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, express or implied, regarding title, possession, or encumbrances, to pay the unpaid balance of the note(s), secured by said Deed of Trust, to-wit \$ 309,658.12 including 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 trust created by said Deed of Trust. Notice of default and election to sell the described real property under the deed of trust was recorded in the county where the real property is located. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either

of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 860-9155 for information regarding the trustee's sale, using the file number assigned to this case: TS#2511-853. 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 Web site. 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 (949) 860-9155 for information regarding the trustee's sale or visit this internet website www.innovativefieldservices.com for information regarding the sale of this property, using the file number assigned to this case TS#2511-853 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 trustee's sale information please call (949) 860-9155. 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. Dated: March 24, 2026 MFTDS, Inc. a California Corporation dba MASTER FUNDING CO. By: Steve Wheeler, President (951) 694-3903 41911 5th St., Ste 202, Temecula, Ca 92590 Mailing Address: P.O. Box 2467, Temecula, Ca 92593-2467 (IFS# 43652 04/09/26, 04/16/26, 04/23/26)

Seal Beach Sun
4/9,16,23,30/26-162369

NOTICE OF PUBLIC SALE OF

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Life Storage's lien, by selling personal property belonging to those individuals listed below at the location indicated.
8041 Edinger Ave, Westminster CA 92683 (714) 406-2940
May 5 th 2026 10:00am
Preston Crespo
Carlene Middleby
Micah Buchanan
Peter O'Keefe
Martie Nowland
Chris Gillett
Daniella Lamarque
Dustin Hughes
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. Life Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
4/16/26
CNS-4031344#
HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 4/16/2026-162501

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)
Escrow No. 14092-AN
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:
Ngoc-Suong LLC
14580 Brookhurst Street, Westminster, CA 92683
Doing Business as: Ngoc Suong Restaurant (Type - 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 Officer of the Seller(s) is: None
The name(s) and address of the Buyer(s) is/are:
Thien Huong LLC
9242 Bolsa Ave. Suite F Westminster, CA 92683
The assets being sold are described in general as: All Furnitures, Fixtures, Equipment, Goodwill, Inventory, Lease, and Leasehold Improvements and are located at: 14580 Brookhurst Street, Westminster, CA 92683
The bulk sale is intended to be consummated at the office of: Southland Mortgage Group, A Non-Independent Broker Escrow, 13833 Beach Blvd. Westminster, CA 92683 and the anticipated sale date is 05/04/26
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES/NO YES
The name and address of the person with whom claims may be filed is: Southland Mortgage Group, A Non-Independent Broker Escrow, 13833 Beach Blvd. Westminster, CA 92683 and the last date for filing claims shall be 05/01/26 which is the business day before the sale date specified above.
Dated: 4/6/2026
Buyer(s)
Thien Huong, LLC
S/ Jimmy Vinh Kha, Member
S/ My Hoan Nguyen, Member
4/16/26
CNS-4032333#

Seal Beach Sun
4/9,16,23,30/26-162369

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01558821
TO ALL INTERESTED PERSONS: Petitioner: DRAKE AUSTIN SCHWENKE filed a petition with this court for a decree changing names as follows: DRAKE AUSTIN SCHWENKE to DRAKE AUSTIN SCHWENKE DARLING. 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
05/13/2026
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, 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: 04/02/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/9,16,23,30/26-162390

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01556311
TO ALL INTERESTED PERSONS: Petitioner: MATTHEW RYAN CRONIN filed a petition with this court for a decree changing names as follows: MATTHEW RYAN CRONIN to MATTHEW RYAN ENDERS. 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.

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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
05/07/2026
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, 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: 03/20/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/2,9,16,23/26-162197

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01558821
TO ALL INTERESTED PERSONS: Petitioner: DRAKE AUSTIN SCHWENKE filed a petition with this court for a decree changing names as follows: DRAKE AUSTIN SCHWENKE to DRAKE AUSTIN SCHWENKE DARLING. 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
05/13/2026
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, 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: 04/02/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/9,16,23,30/26-162390

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MARY ROSE BODNAR CASE NO. 30-2026-01559564-PR-PL-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

ested in the will or estate, or both, of MARY ROSE BODNAR.
A Petition for PROBATE has been filed by: KENNETH L. SCHWARTZ in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that KENNETH L. SCHWARTZ 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:
JUNE 03, 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,

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HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 4/16/2026-162542

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20266737440

WHERE DOGS THRIVE
located at: WHERE DOGS THRIVE, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant/s: NICOLE NARITA, 7557 SHADY GLEN CIR, HUNTINGTON BCH, CA 92648. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 04/01/2024. Registrant /s/ NICOLE NARITA. 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 03/06/2026.
Huntington Harbour Sun Journal
3/26,4/2,9,16/26-161851

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)

Escrow No. 16697-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:
Mare Blu LLC, a California limited liability company
210 Main Street, Seal Beach, CA 90740
Doing Business as: Osteria Mare Blu (Type - Italian 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:
Brixton Stratton LLC, a California limited liability company
210 Main Street Seal Beach, CA 90740
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: 210 Main Street Seal Beach, CA 90740
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 05/04/26
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES
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 05/01/26 which is the business day before the sale date specified above.
Dated: 2/10/2026
Buyer(s):
Brixton Stratton LLC, a California limited liability company
By: /s/ Brandon M. Martini, Managing Member
4/16/26
CNS-4032811#
HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 4/16/2026-162556

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01560621
TO ALL INTERESTED PERSONS: Petitioner: SHAWN ERIC BURMEISTER filed a petition with this court for a decree changing names as follows: SHAWN ERIC BURMEISTER to SJON ERICH BURMEISTER. 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
05/28/2026
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
Date: 04/09/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/16,23,30,5/7/26-162589

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01541856
TO ALL INTERESTED PERSONS: Petitioner: MOISES IBAN ENRIQUEZ filed a petition with this court for a decree changing names as follows: MOISES IBAN ENRIQUEZ to MOISES MORALES ENRIQUEZ. 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
05/21/2026
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
Date: 04/09/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/16,23,30,5/7/26-162595

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lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Seal Beach Sun
Date: 04/09/2026
Judge David J. Hesselstine
Judge of the Superior Court

Seal Beach Sun
4/16,23,30,5/7/26-162595

NOTICE OF TRUSTEE'S SALE T.S. No.: 25-0083
Loan No.: *****993
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/05/2023 AND MORE FULLY DESCRIBED BELOW. 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, cashier's check payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: DAVID PHAN A SINGLE MAN Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 01/23/2023 as Instrument No. 2023000015778 in book --, at Page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 05/11/2026 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$200,563.21 estimated - as of date of first publication of this Notice of Sale The purported property address is: 15222 HANOVER LANE HUNTINGTON BEACH, CA 92647 A.P.N.: 145-243-07 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown above. 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 Trustee's Sale. 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. **NO-**

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TICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 25-0083. 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 (916) 939-0772, or visit this in-

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ternet website www.nationwideposting.com, using the file number assigned to this case 25-0083 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. Date: 04/03/2026 ATTORNEY LENDER SERVICES, INC.

Karen Talafus, Assistant Secretary 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0487578 To: HUNTINGTON HARBOUR SUN JOURNAL 04/16/2026, 04/23/2026, 04/30/2026
HHSJ 4/16,23,30/2026-162624

NOTICE INVITING BIDS SEWER MAINLINE IMPROVEMENT PROJECT
CIP O-SS-2
City of Seal Beach
California

BIDS MUST BE RECEIVED BY: May 6th, 2026 at 10:00am
BIDS TO BE OPENED BY: May 6th, 2026 at 10:00am
PLACE OF BID RECEIPT: City of Seal Beach

Office of the City Clerk
First Floor
211 8th Street
Seal Beach, CA 90740
NOTICE IS HEREBY GIVEN that the City of Seal Beach, County of Orange, California, will receive up to, but not later than the time set forth above, sealed Bids for the award of a Contract for the above Project. All Bids shall be made on the bid proposal forms furnished by the City and placed, together with the accompanying documents and security, in a sealed package marked outside with the title of the Project and "SEALED BID FOR SEWER MAINLINE IMPROVEMENT PROJECT, CIP O-SS-2 - DO NOT OPEN WITH REGULAR MAIL" and addressed to the City Clerk at the above address in a sealed envelope.

All Bids must comply with the requirements contained in this Notice and in the specifications and other Contract Documents. All Bids in apparent compliance with such requirements shall be opened and publicly read aloud at the above-stated time at the place of Bid receipt identified above.

SCOPE OF WORK. The Project includes, without limitation, furnishing all necessary labor, materials, equipment and other incidental and appurtenant Work necessary to satisfactorily complete the Project, as more specifically described in the Contract Documents. This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. The quantity of Work to be performed and materials to be furnished are approximations only, being given as a basis for the comparison of Bids. Actual quantities of Work to be performed may vary at the discretion of the City Engineer.

COMPLETION OF WORK: All Work shall be completed within **SEVENTY (70) WORKING DAYS** following the date specified in the written notice to proceed from the City.

OBTAINING BID DOCUMENTS: Contract Documents for the above-referenced Project may be obtained on Planet Bids (www.solutions.planetbids.com). No Bid will be received unless it is made on the official bid proposal forms furnished by the City, is accompanied by an executed Noncollusion Declaration and is accompanied by a certified or cashier's check payable to the City or a satisfactory Bid Bond in favor of the City executed by the Bidder as principal and a satisfactory surety company as surety licensed in the state of California with a rating of B+ or better as stated from time to time by Standard and Poors', Moodys', or Bests', in an amount not less than 10% of the Bid amount, as provided in Public Contract Code section § 20170 et seq. Should the Bidder to whom the Contract is awarded fail to execute the subject Contract in conformity with the Contract Documents, and submit all required bonds, evidence of insurance coverages, and City business license, within fifteen (15) Working Days after the date of the delivery of the Contract Documents to the Bidder, such Bid security shall be forfeited pursuant to the City Charter and Seal Beach Municipal Code, except as otherwise provided by law. As used herein, "working day" means any day other than Saturday, Sunday and any day designated as a holiday by the City of Seal Beach.

TRENCHES AND OPEN EXCAVATIONS. Pursuant to Labor Code Section 6707, if this Project involves construction of a pipeline, sewer, sewage disposal system, boring and jacking pits, or similar trenches or open excavations, which are five feet or deeper, each bid submitted in response hereto shall contain, as a bid item, adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life or limb, which shall conform to applicable safety orders.

REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS. In accordance with Labor Code Sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a Bid Proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5 [with limited exceptions for bid purposes only under Labor Code Section 1771.1(a)].

PREVAILING WAGES. In accordance with Labor Code Section 1770 et seq., the Project is a "public work." The selected Bidder (Contractor) and any Subcontractors shall pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works and are available to any interested party upon request. The Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This Project is subject to compliance monitoring and enforcement by the DIR.

BONDS. Each Bid must be accompanied by a cash deposit, cashier's check, certified check or Bidder's Bond issued by a Surety insurer, made payable to the City and in an amount not less than ten percent (10%) of the total Bid submitted. Personal or company checks are not acceptable. Upon Contract award, the Contractor shall provide faithful performance and payment Bonds, each in a sum equal to the Contract Price. All Bonds must be issued by a California admitted Surety insurer using the forms set forth in the Contract Documents, or in any other form approved by the City Attorney. Failure to execute the Contract with the City in conformity with the Contract Documents, and submit all required Bonds, evidence of insurance coverages, and City business license, within fifteen (15) Working Days after the date of the delivery of the Contract Documents to the Bidder, shall subject the Bid security to forfeiture pursuant to the City Charter and Seal Beach Municipal Code, except as otherwise provided by law.

LICENSES. Each Bidder shall possess a valid Class "A" General Engineering or "C-42" Sanitation System Contractor's license issued by the California State Contractors License Board at the time of the Bid submission, unless this Project has any federal funding, in which case the successful Bidder must possess such a license at the time of Contract award. The successful Contractor must also possess a current City business license for the term of the Contract.

RETENTION SUBSTITUTION. Five percent (5%) of any progress payment will be withheld as retention. In accordance with Public Contract Code Section 22300, and at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a State or federally chartered bank as escrow agent, which shall then pay such moneys to the Contractor. Upon satisfactory completion of the Project, the securities shall be returned to the Contractor. Alternatively, the Contractor may request that the City make payments of earned retentions directly to an escrow agent at the Contractor's expense. No such substitutions shall be accepted until all related documents are approved by the City Attorney.

BIDDING PROCESS; RIGHT OF REJECTION OR WAIVER: The City reserves the right to reject any or all Bids or any parts thereof, accept or reject alternates, and waive any irregularities or informalities in any Bid or in the bidding to the extent permitted by law and to make awards in all or part in the best interest of the City.
Seal Beach Sun 4/9,16/2026-162397