

Legals-SB

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000518

TO ALL INTERESTED PERSONS: Petitioner: JANE FLAGG filed a petition with this court for a decree changing names as follows: JANE FLAGG to JANE WEDDINGTON FLAGG. 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
10/05/2026
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

Legals-SB

Date: 06/02/2026
Supervising Judge Eric J. Werschling
Judge of the Superior Court
Seal Beach Sun
6/18,25,7/2,9/26-164393

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2728753CAD TS No: A25-07017 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 04/24/2025. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 04/28/2025 as instrument number 2025000122381 in the office of the County Recorder of ORANGE County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 11/17/2025 as instrument number 2025000317154 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 10/31/1988 as instrument number 88-558668, WILL

Legals-SB

SELL on 07/15/2026, 1:30 P.M., At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Brian Boyd Fluegge, an unmarried man. The property address and other common designation, if any, of the real property is purported to be: 6600 Warner Ave., Unit 159, Huntington Beach, CA 92647, APN 937-15-712. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$18,133.35. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 ex-

Legals-SB

istence, 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FINCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. If requested, that information must be provided to the trustee before a trustee's deed upon sale will be issued. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/rre-f-a-q-s/#D_5 and <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: 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 this 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 or visit this internet website www.nationwideposting.com using the file number assigned to this case: A25-07017. 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 internet website www.nationwideposting.com, using the file number assigned to this case A25-07017 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

Legals-SB

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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 06/10/2026 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0490458 To: HUNTINGTON HARBOUR SUN JOURNAL 06/25/2026, 07/02/2026, 07/09/2026 **HHSJ 6/25,7/2,9/2026-164619**

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2026-01576981

TO ALL INTERESTED PERSONS: Petitioner: MANORAMA JAIN GUPTA filed a petition with this court for a decree changing names as follows: MANORAMA JAIN GUPTA to MANORAMA GUPTA. 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
07/28/2026

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: 06/12/2026
Judge Thomas S. McConville
Judge of the Superior Court

Seal Beach Sun
6/18,25,7/2,9/26-164479

Legals-SB

NOTICE OF PETITION
TO ADMINISTER ES-
TATE OF:
JAMES ARTHUR
ROBERTS
CASE NO. 30-2026-
01578632-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 JAMES ARTHUR ROBERTS. A PETITION FOR PROBATE has been filed by LAUREN ROBERTS GILMORE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that LAUREN ROBERTS GILMORE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 08/27/26 at 1:30PM in Dept. CM06 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

Legals-SB

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 SHANNON N. WIEZOREK - SBN 233601 WIEZOREK & GEYE, APC 3450 E. SPRING ST., #212 LONG BEACH CA 90806 Telephone (562) 396-5529 7/2, 7/9, 7/16/26 **CNS-4055679#**
SEAL BEACH SUN
Seal Beach Sun
7/2,9,16/2026-164739

**FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20266744791**

SEAL BEACHER ADU located at: 4900 HAZELNUT AVE, SEAL BEACH, CA 90740-3021. County: Orange. This is a New Statement. Registrant/s: DANIEL WAYNE LIU, 4473 DOGWOOD AVE, SEAL BEACH, CA 90740. 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/ DANIEL LIU. 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 06/09/2026.

Seal Beach Sun
6/18,25,7/2,9/26-164481

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000575**

TO ALL INTERESTED PERSONS: Petitioner: REANNA SERNA filed a petition with this court for a decree changing names as follows: REANNA SERNA to REANNA WONG. 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
10/19/2026

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: 06/15/2026
Judge Mary Kreber-Vari-papa
Judge of the Superior Court



End poverty.
Start getting kids
through high school.

77% of Littles reported doing better in school because of their Big. One-to-one mentoring works.

Even big change starts with something little. Support kids in your community at BigBrothersBigSisters.org

Legals-SB

Seal Beach Sun
7/2,9,16,23/26-164775

Notice of Sale
of Real Property
at Private Sale
Case No. 30-2023-
01314888-PR-LA-CMC

In the Superior Court of the State of California, for the County Orange
In the Matter of the Estate of Edward H. Jelen, deceased.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 18th day of August, 2026, at the office of Dale Noll, Esq., Akerman LLP, 98 Southeast Seventh Street, Suite 1100, Miami, FL 33131, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Huntington Beach, County of Orange, State of California, particularly described as follows:

Parcel 1: Lot 79 of tract no. 14662, as shown on a map recorded in book 724, pages 16 to 21 inclusive, of miscellaneous maps, records of Orange County, California. Except therefrom all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in deeds of record.

Parcel 2: Non-exclusive easements for enjoyment, utilities, encroachment and maintenance purposes, as said easements are set forth in the declaration of covenants, conditions and restrictions and reservation of easements for the Seagate community recorded July 31, 1997 as instrument no. 19970365470 and in that certain notice and restriction and reservation of easements for the Seagate Community recorded November 14, 1997 as instrument no. 19970581141, both of official records of Orange County, California (Collectively the "Community Declaration")

Parcel 3: Non-exclusive easements for ingress, egress, enjoyment, drainage, support, maintenance, repairs and encroachment, as said easements are set forth in the declaration of covenants, conditions and restriction for tract no. 14662 recorded August 1, 1997 as instrument no. 19970367308 and that certain supplementary declaration of covenants, conditions and restrictions and notice of annexation for tract no. 14462 recorded November 14, 1997 as instrument no. 19970581142, both of official records of Orange County, California. (Collectively the "Declaration").

More commonly known as: 18585 Park Meadow Lane, Huntington Beach, CA 92648, APN: 159-474-88. Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated June 30, 2026
Jason Jelen
Personal Representative of the Estate.

Legals-SB

Attorney(s) at Law:
Dale Noll, Esq.
State Bar No.: 298454
Akerman LLP
98 SE 7 Street, Suite 1100
Miami, FL 33131
(305) 982-5544
7/9, 7/16, 7/23/26
CNS-4057895#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
HHSJ 7/9,16,23/2026-
165023

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.

30-2026-01580487
TO ALL INTERESTED PERSONS: Petitioner: AL-
EXANDER JAMES BARK-
ER filed a petition with this court for a decree changing names as follows: AL-
EXANDER JAMES BARK-
ER TO ALEXANDER
JAMES BARKER
FERNANDEZ. 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

08/12/2026
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: 06/30/2026
Judge Thomas S. McConville
Judge of the Superior Court

Seal Beach Sun
7/9,16,23,30/26-165015

NOTICE TO CREDITORS
OF
BULK SALE

(Notice Pursuant to California Uniform Commercial Code Section 6105)
NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The name and business address of the "Seller" is: A D V A N C E D G A S PRODUCTS, INCORPORATED, a California corporation, also known as "Advanced Gas Products, Inc.", a California corporation 17443 Mt. Cliffwood Circle., Fountain Valley, California 92708
And A D V A N C E D G A S PRODUCTS, INCORPORATED, a California corporation, also known as "Advanced Gas Products, Inc.", a California corporation P.O. Box 2507., Huntington Beach, California 92647
The undersigned is unaware of any other busi-

Legals-SB

ness name and address used by the Seller in the last three (3) years, except as follows:
A D V A N C E D G A S PRODUCTS, INCORPORATED, a California corporation, also known as "Advanced Gas Products, Inc.", a California corporation 7552 Reynolds Circle., Huntington Beach, California 92647
The location in California of the chief executive office of the Seller is: 17443 Mt. Cliffwood Circle., Fountain Valley, California 92708
The name and business address of the "Buyer" is: AIRGAS USA, LLC, a Delaware limited liability company 259 N. Radnor-Chester Road Suite 100L., Radnor, Pennsylvania 19087
Attention: Office of the General Counsel
The assets being sold are generally described as: See Attached Exhibit "A"
The location of the assets is: 17443 Mt. Cliffwood Circle, Fountain Valley, California 92708.
The bulk sale is intended to be consummated at the office of: 2165 S. Manchester Avenue, Anaheim, CA 92802.
The anticipated date of the bulk sale is: July 28, 2026.
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
The name and address of the person with whom claims may be filed is: Ed Barger, 259 N. Radnor-Chester Road, Radnor, Pennsylvania 19087.
The last date for filing claims by any creditor shall be July 27, 2026, which is the business day before the anticipated sale date specified above.
Dated: July 1, 2026
AIRGAS USA, LLC, a Delaware limited liability company /S/ By: Ed Barger
Name: Ed Barger
Title: Vice President Corporate Development
EXHIBIT "A"
ASSETS TO BE SOLD
Seller's right, title and interest in and to the following assets, excluding the Excluded Assets (as defined below) (collectively, the "Purchased Assets"): (a) all of the customer lists (to be transferred digitally to Buyer) and Seller's interests in all of the cylinders, Dewar flasks, liquid containers, and "Alameda style" pallets; (b) copies of, and/or access to, all Books and Records relating to the Business concerning operations conducted during the five-year period preceding the Closing Date; and (c) all of Seller's intangibles and goodwill related to the Purchased Assets and/or used in the Business, including customer, vendor and business relationships. Buyer will not purchase or assume any assets of Seller of any kind or nature whatsoever other than the Purchased Assets (and all such assets of the Seller are referred to as the "Excluded Assets"). Seller agrees that Buyer will not assume and will not be responsible to pay, perform or discharge any Liabilities of Seller, Shareholder or their Affiliates of any kind or nature whatsoever, and Buyer will in no event assume any Excluded Liabilities. Seller and Shareholder must, and must cause each of their Affiliates to, pay and satisfy in due course all Excluded

Legals-SB

Liabilities which they are obligated to pay and satisfy. Such Purchased Assets are located at: 17443 Mt. Cliffwood Circle, Fountain Valley, California 92708 and on the date of sale, they will be located at: 2165 S. Manchester Avenue, Anaheim, California 92802.
All terms not otherwise defined shall have the meanings defined pursuant to that certain Asset Purchase Agreement between the Buyer and the Seller.
7/9/26
CNS-4058784#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
HHSJ 7/9/2026-165055

Notice is hereby given that on July 21st, 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
657-660-1074

10:00 AM
Joseph Barajas
Duong Le
Rodney Perez
Lawrence Matchem
Jackie (Phuc) Mai

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
7/9/26

CNS-4058338#
HUNTINGTON HAR-
BOUR SUN-JOURNAL
HHSJ 7/9/2026-165054

TSG No.: 92777115 TS
No.: CA2600294612 APN: 143-361-04 Property Address: 16796 BUSHARD STREET FOUNTAIN VALLEY, CA 92708 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/20/2017. 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 07/29/2026 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/25/2017, as Instrument No. 2017000033202, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: HUNG PHUC NGUYEN AND TINA THI DO, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 143-361-04

Legals-SB

The street address and other common designation, if any, of the real property described above is purported to be: 16796 BUSHARD STREET, FOUNTAIN VALLEY, CA 92708 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 258,887.13. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2600294612 Informa-

Legals-SB

tion 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 if conducted after January 1, 2021, 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 internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2600294612 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. First American Title Insurance Company 4795 Regent Blvd, Mail Code

NOTICE OF INVITING BIDS

Project Title: Annual Sand Berm Construction and Removal
CIP No.: N/A
Contract Time: 2 years with four additional one-year options
Engineer's Estimate: \$450,000.00 per two-year original term

DESCRIPTION OF WORK

The Contractor shall furnish all necessary materials, labor, equipment and other incidental and appurtenant work necessary for the proper construction and grading of the Annual Winter Sand Berm Construction/Removal project. This work may include, but is not limited to relocating sand currently on the west side of the beach to the east side of the beach and constructing a sand berm on the east side of the beach as specified in these specifications, the plans, the special provisions, and as directed by the City Engineer.

A 10% Bidder's Bond is required with Bid. Successful contractor will be required to provide:

- (1) liability insurance with City of Seal Beach as addition insured endorsement;
- (2) proof of workman's compensation insurance coverage;
- (3) 100% Faithful Performance; and,
- (4) 100% Labor and Material Bond.

Bid Due Date and Time: Sealed bids will be received in the Office of the City Clerk, City Hall, 211 8th Street, Seal Beach CA 90740, until 10:00 a.m., Wednesday, August 12, 2026 at which time they will be publicly opened and read.

Questions, please call David Spitz (562) 431-2527 ext. 1331
Seal Beach Sun 7/9,16/2026-165117

Legals-SB

1011-F Irving, TX 75063
Date: FOR TRUSTEES
SALE INFORMATION
PLEASE CALL (916)939-
0772NPP0490961 To:
HUNTINGTON HAR-
BOUR SUN JOURNAL
07/09/2026, 07/16/2026,
07/23/2026
HHSJ 7/9,16,23/2026-
165078

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.

30-2026-01581745
TO ALL INTERESTED PERSONS: Petitioner: RAD-
DAMES GIANMARCO
MENDOZA filed a petition with this court for a decree changing names as follows: RADAMES GIAN-
MARCO MENDOZA TO GI-
ANMARCO RADAMES
MENDOZA. 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

08/18/2026
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: 07/06/2026
Judge David J. Hesseltine
Judge of the Superior Court

Seal Beach Sun
7/9,16,23,30/26-165157