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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 11/02/2026 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: 07/14/2026 Judge Mary Kreber-Vari-papa Judge of the Superior Court Seal Beach Sun 7/23,30,8/6,13/26-165328	ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01583395 TO ALL INTERESTED PERSONS: Petitioner: MARK MATTHEW RODRIGUEZ filed a petition with this court for a decree changing names as follows: MARK MATTHEW RODRIGUEZ to MARK MATTHEW CASTRO. 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	09/01/2026 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: 07/15/2026 Judge David J. Hesselstine Judge of the Superior Court Seal Beach Sun 7/23,30,8/6,13/26-165490 NOTICE OF PETITION TO ADMINISTER ESTATE OF: PATRICIA EILEEN BRAY CASE NO. 30-2026- 01584333-PR-PW-CMC To all heirs, beneficiaries, creditors, contingent cred-

DRE#: 02431280



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ESOTERIC ASTRLOGY AS NEWS FOR WEEK
AUGUST 12 – 18, 2026

TOTAL SOLAR ECLIPSE – SUN'S LIGHT HIDDEN
– AN ESSENTIAL FALLING AWAY

In our last month of summer (August 2026) two eclipses (solar and lunar) appear in the sky. Solar (Wednesday, Aug. 12th) at the Leo new moon festival and lunar at the full moon festival (Thursday, Aug. 27th). The total solar eclipse occurs this Wednesday at 20 degrees Leo. Eclipses auger great changes in the life of humanity (subtle or not-so-subtle).

At solar eclipses the moon blocks the Sun's light, passing between light and earth - the Sun (our essential, life-giving, light) is hidden. Eclipses represent profound and penetrating changes in the lives of humanity, the kingdoms, governments, nations, events and all ways of living and being.

Eclipses take their time to manifest the inner (solar) and outer (lunar) changes. For six months we live under their influencing shadow – three months prior and three after.

Leo (location of eclipses) is one of three signs (Leo, Libra, Capricorn) of crisis, a testing point for individual aspirants. The developmental stage, challenge and test of Leo concerns the Crisis of Individualization (awareness of self, emerging from the masses to the individual), appearing in two parts.

First there is the Leo's unconscious, demanding dictator (personality) controlling others. Then, exhausting that role, the personality seeks help from the Soul, asking for direction and guidance. A person of harmony and goodwill is the result.

Humanity is experiencing the Leo test at this time, through present-day challenges and crises (continuing). Humanity, when awake and aware, has a choice in the outcome. We pray that all minds (created equal) be illumined with the light of the Soul and the world disciple (humanity) proceeds with enlightened right action.

The New Group of World Servers plays a part in

RISA'S STARS

humanity's choices. We invoke the Light of Illumination, and with our Spiritual Will (willingness) radiate the Light of intelligence and love into the hearts and minds of humanity. Each kingdom (mineral, plant, animal, human, Soul) has its part to play. May we each do our part - from heart to heart to heart to heart (which is all that matters).

Note: It's good to have one's astrology chart to know what the area of life changes occur. Astrology is the tool and language of Aquarius, the New Age we are entering. No one wants to be left behind. Best consider how and when to begin the study of astrology (its art and science offering knowledge of the self). Risa

ARIES: You need enjoyment and playfulness at this eclipse time at they affect your life in terms of pleasure, fun, creativity, spontaneity, the arts, friends, loves and children. It's good to have parties, lots of them. This last you must do! It's important to feel happy and joyful. You also need an adventure that's not too challenging. Questions: What/who is your muse? What is your creative endeavor? What do you wish it to be? Who do you wish to be? What do you enjoy? Remember to share yourself and all that you have. Always from the heart.

TAURUS: It's time to create the type of home you hope for, envision, want to live in and actually need. Perhaps it's built with biologic architecture, symbols everywhere. The old ways and means at and of home are no longer working. Perhaps there's need for greater comfort, beauty, safety and security? Perhaps a new couch, mattress, or uncovering buried treasure. Perhaps family relationships need emotional support, more loving kindness. Notice a gathering of past life gifts. To be used in this lifetime to serve humanity.

GEMINI: Have you considered what your com-

munication needs are, your intellectual needs, your needs for play and humor, dance and art? Even the needs you have concerning neighbors and your neighborhood? What are you reading, discovering and learning these days? How do you see our nation, president and country? Are you part of the Political Seed Group? New ways of thinking may be needed. Gemini's are responsible for instructing humanity about the world at large. What do you know about the world? Are you offering information that displays tolerance, goodwill and loving kindness?

CANCER: It's important during this eclipse and the next one (eclipse) to review what your values are, how and if you value yourself, and what you are sad, sorrowful, happy, glad, joyful and confident about. It's also a good time to assess finances, all resources, your state of spirituality, how you view religion, children, communication, security and all things psychological. It's important too, to be generous in all ways. Giving allows us to have a sense of pride that we have helped others. Tithing and giving. All that is given is returned ten-fold.

LEO: Leo is always about the self (important developmental stage of discovery), the "Here I am! See what I have created!" Now a deeper level of the self is germinating, about to be uncovered and revealed. A richer sense of self-recognition, self-esteem and a realization that one truly has the strength and courage of a lion. All of these gradually appear. You are to know yourself as essentially perfect. A new being emerging in the world. Independent, self-identified, creative, liberated and free!

VIRGO: Changes within will be recognized and seen later in the year. A deep psychological development is taking place internally. What is also revealed is a new self-knowledge, self-confidence, creative

self-expression, too. A spiritual reality and impact can be felt when in nature, deep in forests, on walks, in warm waters, at dawn during very early mornings and at sunset. Something secret shows itself and one's deepest desires come forth. Expect revelations, dreams and voices in the wind. Offering direction.

LIBRA: You consider what future goals are yet to be achieved. So much of the past has affected your present future. I heard a statement the other day that may apply to you. Forgiveness changes our future (it doesn't change the past, but it does the future). Hopes, wishes and dreams come into focus and they include friends, intimates, and social groups who recognize your inner beauty and authenticity. You feel a great love given by others washing away any perceived wounds from early childhood. Life heals you and becomes your playground.

SCORPIO: Career, public image, vocation, ambition – all are highlighted at the eclipses. You attempt to bring the Soul (light, life, love, intelligence, etc.) into your professional life in the world. You need work that is meaningful, work that has a special serving place in the world. The Soul offers meaning and purpose to all work. The eclipse touches upon and illuminates your inner spark of God's fire essence. You begin to express yourself differently. Unmasked, this is the person you truly are. Don't fret. You're still hidden, veiled and protected. To most.

SAGITTARIUS: With the eclipses, even though there is much veiling that occurs, new revelations of a higher cosmic level also appear. And so, for you there's a leap forward in understanding, revelations create a new learning, an expansion beyond what you've known before. Beliefs will shift and change and disappear. Opinions too, as new truthful information comes forward. Revelations, appear in your

mind from the RainCloud of Knowable Things. Everything becomes a surprise as you step outside of the known. Your mind is shaken up, your perceptions shift. A new world appears. It will take three months to be integrated. You will travel.

CAPRICORN: Things, people, you, resources, family life, etc. – all seem to be in a state of shifting orbits, change and transformation. In order to not feel alone and lonely, in order to remain connected, intimacy becomes important in daily life. Small touches, small favors, small gestures of love and goodwill will suffice. Looking deeply into people you're able to understand their hidden psychological realities. You have compassion and speak words that create safety, security and calmness in their world. Little deaths occur. Not physical, but little endings of things. You understand, allowing them to fall away and are always grateful.

AQUARIUS: You think about daily life and how life is affected by marriage, partnerships, friendships and children. You attempt to express yourself in a new way in the world with words of kindness and goodwill, in order to reconcile differences and allow for understanding to occur. It is important to empower others (by your thoughts, words and actions) to feel good about themselves. They in turn appreciate, learn from you and love you more. Refrain from projecting any shadows upon others – no judgment, opinions or criticisms. This allows everyone to be free.

PISCES: Tending to health is most important. Perhaps a warm pool of water somewhere. Visualize this warm natural pool, plant all around. Call it forth, describe, elaborate and talk about it daily. Draw and write about it. Soon and over time what is needed will gradually appear. One must keep body, emotions, mind and Soul in complete alignment, poised, quiet and calm, centered within this visualization. This physical, spiritual and psychological order will allow Pisces to meet the many continuing demands on their time. The world needs saving. Pisces is the savior. Pisces saving best when a warm pool is available.

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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itors, and persons who may otherwise be interested in the will or estate, or both, of PATRICIA EILEEN BRAY. A Petition for PROBATE has been filed by: ROBERT H. GIARDINA in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ROBERT H. GIARDINA 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:
SEP 17, 2026 at 1:30 PM in Dept. CM06 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

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section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: JENNIFER N. SAWDAY, E S Q. ; J A N A HAGEKHALIL, ESQ.; TREDWAY, LUMSDAINE & DOYLE, LLP, 3900 KILROY AIRPORT WAY, SUITE 240, LONG BEACH, CA 90806. (562) 923-0971 BSC 228809
Seal Beach Sun 7/30,8/6,8/13/2026-165506
NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: LL-TSG2600238 TS No: A25-11001 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 08/20/2025. 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 08/25/2025 as instrument number 2025000234562 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 2/3/2026 as instrument number 2026000026133 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 3/27/1972 as instrument number 22320, in Book 10053, at Page 737, WILL SELL on 08/26/2026, 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: TOBY BRUCE ARTERBERRY, AN UNMARRIED MAN. The property address and other common designation, if any, of the real property is purported to be: 19546 STARFISH LN, HUNTINGTON BEACH, CA 92648, APN 023-272-06. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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. 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: \$20,129.46. The opening

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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. 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 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. 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/rrefaq#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

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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: A25-11001. 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 A25-11001 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. 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: 07/21/2026 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. NPP0492159 To: HUNTINGTON HARBOUR SUN JOURNAL 07/30/2026, 08/06/2026, 08/13/2026

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HHSJ 7/30,8/6,13/2026-165633
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01585719
TO ALL INTERESTED PERSONS: Petitioner: ALBERTO R. MANSOUR filed a petition with this court for a decree changing names as follows: ALBERTO R. MANSOUR to RICHARD A MANSOUR. 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
09/09/2026
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: 07/24/2026
Judge David J. Hesseltine
Judge of the Superior Court
Seal Beach Sun 7/30,8/6,13,20/26-165638
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000692
TO ALL INTERESTED PERSONS: Petitioner: ARSALAN HAMZEHADEH NAKHJAVANI and PARISA VAFAI on behalf of NILAY HAMZEHADEH NAKHJAVANI, a minor, filed a petition with this court for a decree changing names as follows: NILAY HAMZEHADEH NAKHJAVANI to NILAY NAHJAVANI. 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
11/02/2026
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

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court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following:
Huntington Harbour Sun Journal
Date: 07/20/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court
Huntington Harbour Sun Journal 7/30,8/6,13,20/26-165684
T.S. No.: 22-6326 Loan No.: **8543 APN: 217-178-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/2/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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: GREGORY S BETTISON AND DINA S VICTORINO, HUSBAND AND WIFE
Duly Appointed Trustee: Prestige Default Services, LLC
Recorded 11/14/2007 as Instrument No. 2007000681418 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/2/2026 at 3:00 PM
Place of Sale: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866
Amount of unpaid balance and other charges: \$592,494.57
Street Address or other common designation of real property: 4432 BIRCHWOOD AVE S SEAL BEACH, CA 90740
A.P.N.: 217-178-05 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, dir-

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ections to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. 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) 776-4697 or visit this Internet Website <https://prestigepostandpub.com>, using the file number assigned to this case 22-6326. 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) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 22-6326 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

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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: 7/25/2026 Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Martha Nuno, Sr. Foreclosure Coordinator
PPP #26-008257

Seal Beach Sun
8/6,13,20/2026-165694

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000623**

TO ALL INTERESTED PERSONS: Petitioner: MAMDOUH ELMASRY, SUZAN BALATA on behalf of OMAR MAMDOUH NABAWI MOHAMED, MALAK MAMDOUH NABAWI MAHMOUD, ADAM MAMDOUH NABAWI MAHMOUD, minors, filed a petition with this court for a decree changing names as follows: OMAR MAMDOUH NABAWI MOHAMED to OMAR MAMDOUH ELMASRY, MALAK MAMDOUH NABAWI MAHMOUD to MALAK MAMDOUH ELMASRY and ADAM MAMDOUH NABAWI MAHMOUD to ADAM MAMDOUH ELMASRY. 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
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: 06/25/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court

Seal Beach Sun
7/30,8/6,13,20/26-165619

**NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
JAMES NGUYEN, aka
JAMES Q. NGUYEN,
JAMES QUAN DANG
NGUYEN, JAMES QUAN
NGUYEN
CASE NO.30-2026-
01569183-PR-LA-CMC**
To all heirs, beneficiaries, creditors, contingent credi-

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itors, and persons who may otherwise be interested in the will or estate, or both, of JAMES NGUYEN, aka JAMES Q. NGUYEN, JAMES QUAN DANG NGUYEN, JAMES QUAN NGUYEN.
A Petition for PROBATE has been filed by: KATHY HOANG THI NGUYEN in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that KATHY HOANG THI NGUYEN 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:

**SEPTEMBER 23, 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 and time set for your hearing.

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

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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Attorney for Petitioner: ROMAN VU, ESQ., LAW FIRM OF ROMAN VU, 9252 GARDEN GROVE BLVD., SUITE 23, GARDEN GROVE, CA 92844, TEL: (714) 591-5411.
Huntington Harbour Sun Journal 8/13,20,27/26-165938

**NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
KENNETH C. PERRY
CASE NO. 30-2026-
01577983-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KENNETH C. PERRY.
A PETITION FOR PROBATE has been filed by JANET L. PERRY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JANET L. PERRY 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: 09/30/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from

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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 EUGENE A. GLEASON III - SBN 096415
GLEASON LAW OFFICES
15651 E. IMPERIAL HWY., #202A
LA MIRADA CA 90638
Telephone (562) 943-5566
8/13, 8/20, 8/27/26
**CNS-4068403#
HUNTINGTON HARBOUR SUN-JOURNAL
HHSJ 8/13,20,27/2026-165971**

T.S. No.: 2026-01698
Decal No.: LBL1639
Property Address: 21851 Newland St Space 17, Huntington Beach, CA 92646
NOTICE OF PUBLIC SALE
YOU ARE IN DEFAULT UNDER A THE TERMS OF THE MOBILE HOME SECURITY AGREEMENT DATED 6/27/2023. 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. THIS NOTICE IS HEREBY GIVEN that pursuant to Health and Safety Code Section 18037.5, the Uniform Commercial Code and 9610 of the Commercial Code please take notice that 21ST MORTGAGE CORPORATION, the secured creditor, will conduct a public sale of the following described mobile home: Registration Number(s) LBL1639, more fully described as Serial N u m b e r (s) FLE220CA1135028A, FLE220CA1135028B, and H U D / I n s i g n i a P F S 1 0 9 1 1 5 2 , PFS1091153 Manufacturer: FLEETWOOD HOMES INC Model: 2201F24564A Situs Address: 21851 Newland St Space 17, Huntington Beach, CA 92646 the property described above will be sold as is at public sale on 8/26/2026 at 1:30 PM at At the north front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA for the property located at 21851 Newland St Space 17, Huntington Beach, CA 92646 due to a default by Amber Lynn Schuman on a promissory note and security agreement for the purchase of the above mentioned mobilehome. Except for the warranty that this sale is authorized by law, absolutely no warranties of the sale are given. Prospective purchasers who wish to keep the mobile home in place and reside in the mobile home, must apply for and be approved for occupancy and should be familiar with California Civil Code 798.74 which gives the Park Management certain rights of prior approval over its residents. Prospective Purchasers who desire to remove the mo-

bile home from the Park may be required to sign a lot storage agreement until the home is removed which removal must comply with all state and local permitting requirements. Prospective purchasers must present a cashier's check for the full amount of the purchase immediately at the conclusion of the sale. This sale does not include any contents of the unit and the successful bidder is responsible for the lawful disposition of all remaining contents of the unit. The general public will have access to the Mobile home Park premises for the purposes related to this sale. As the date of this, the amount of unpaid balance and other charges: \$151,791.10 Due to interest, advances for taxes and /or insurance, attorney's fees and costs, you may owe more on the date of payment. For more information, please call the undersigned. Secured Party/Foreclosing Creditor 21ST MORTGAGE CORPORATION at 800-955-0021 or Sokolof Remtulla at 888-522-6214. Please make cashier's check payable to Sokolof Remtulla
Date: 7/31/26 21ST MORTGAGE CORPORATION 620 MARKET ST KNOXVILLE, TN 37902
Sale Line: (916) 939-0772
Luke Bye Name: Luke Bye
Title: Legal Coordinator
NPP0492608 To: HUNTINGTON HARBOUR SUN JOURNAL, P U B : 0 8 / 1 3 / 2 0 2 6
HHSJ 8/13/2026-165986

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
26FL000734**

TO ALL INTERESTED PERSONS: Petitioner: AMANDA SKENES, AMANDA SKENES on behalf of KEIRA JINGYI SKENES, a minor, filed a petition with this court for a decree changing names as follows: AMANDA SKENES to AMANDA LAM and KEIRA JINGYI SKENES to KEIRA JINGYI LAM. 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
11/16/2026
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: 08/05/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court

Seal Beach Sun
8/13,20,27,9/3/26-166066

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**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2026-01583532-CU-
PT-CJC**

TO ALL INTERESTED PERSONS: Petitioner: JAYDEN MARIANA SANTOS filed a petition with this court for a decree changing names as follows: JAYDEN MARIANA SANTOS to JAYDEN MARIANA JONES. 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
09/02/2026
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: 07/02/2026
Judge Thomas McConville
Judge of the Superior Court

Seal Beach Sun
7/23,30,8/6,13/26-165493

**CITY OF SEAL BEACH
PUBLIC NOTICE
CERTIFICATE OF FACTS CONCERNING NOMINATIONS
FOR THE NOVEMBER 3, 2026, GENERAL MUNICIPAL ELECTION**

NOTICE IS HEREBY GIVEN on the 88th day before the November 3, 2026, City of Seal Beach General Municipal Election, during normal business hours as posted, only one person was nominated for the office of City Council for Council District 3 (Lisa Landau) and Council District 5 (Nathan Steele).

THEREFORE, in accordance with California Elections Code Section 10229, the Seal Beach City Council may, at a general or special meeting held before the General Municipal Election, adopt one of the following courses of action for each office:

- (1) Appoint to the office the person who has been nominated.
- (2) Hold the election for the office.

NOTICE IS HEREBY FURTHER GIVEN that the City Elections Official shall publish this notice of facts and the courses of action available under California Elections Code Section 10229.

After the 5th day following the date of publication, the Seal Beach City Council may make the appointment(s) or direct an election(s) to be held in the City. The person(s) appointed shall qualify and take office and serve exactly as if elected at a General Municipal Election for the office.

If by the 75th day before the General Municipal Election, no person has been appointed to office, the election shall be held.

If the City Council makes an appointment(s) pursuant to California Elections Code Section 10229, the City Elections Official shall not accept for filing any statement of write-in candidacy that is submitted after the appointment is made.

If an appointment to office is made in one particular City Council District, that appointment shall not affect the conduct of the municipal election in other City Council Districts of the City.

/s/ Gloria D. Harper_____

Gloria D. Harper
City Clerk/Elections Official
Seal Beach Sun 8/13/2026-166051

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**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2026-01584685**

TO ALL INTERESTED PERSONS: Petitioner: NOAH OMAR ACOSTA filed a petition with this court for a decree changing names as follows: NOAH OMAR ACOSTA to NOAH JAMES GILL. 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
09/30/2026
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:
Huntington Harbour Sun Journal
Date: 07/27/2026
Judge David J. Hesseltine
Judge of the Superior Court
Huntington Harbour Sun Journal
7/30,8/6,13,20/26-165691