

Daily Pilot

THURSDAY, JUNE 1, 2023 // dailypilot.com



Photos by Don Leach | Staff Photographer

LAGUNA BEACH High EMT students manage a triage situation during a simulated zombie apocalypse carried out by theater students, also from Laguna Beach High, during a mass casualty event on Wednesday at Laguna Beach High. The students were joined by local first responders.

Brainstorming during a zombie apocalypse

A simulated mass casualty event involved participation from across the Laguna Beach High School's career technical education departments and first responders.

BY LILLY NGUYEN

Zombies descended on Laguna Beach High School early Wednesday evening, leaving in their wake a number of festering wounds and injuries in the subsequent chaos.

Yes, you read that right: zombies. Or, at least, young actors playing zombies from the high school's theater career technical education pathway, as part of a larger simulation for students enrolled to become emergency medical technicians.

The simulation, planned since April, came about at the suggestion of career education coordinator Kellee Shearer, who said she'd done similar scenarios at another district.

"The prior events that I ran were a great collaboration between both CTE pathways and the local police and fire departments," Shearer said in an email on Wednesday. "It allowed our CTE EMT students to showcase their first responder skills, field triage and search and rescue; as well as our CTE theater students being able to highlight their make up and costuming skills, in addition to using their acting skills in a nontraditional way,

See *Zombie*, page A2

EMT STUDENT

Cristian Castro, left, carries acting student Katherine Jordan to safety during a simulated zombie apocalypse carried out by theater students, during a mass casualty event on Wednesday at Laguna Beach High.



THEATER STUDENT

Scarlett Wheaton prepares to be a victim of a simulated zombie apocalypse mass casualty incident at Laguna Beach High.

See *Dog*, page A4

K-9 in running for top dog title

Seal Beach police's one-dog K-9 unit is in the hunt for the title of best canine employed by first responders.

BY SARA CARDINE

There are good dogs and great dogs, but who's the best dog?

An online campaign taking place through Monday intends to identify the best service canines being employed by police, fire, search and rescue agencies across the nation and is offering \$15,000 in donations to the top dog winners.

Members of the Seal Beach Police Department are pretty confident the city's one-dog K-9 unit — 3-year-old German shepherd Saurus — has all the qualifications needed for a win.

Saurus is one of 38 service dogs in California submitted into the competition, run by Illinois-based Aftermath Services, which provides on-site incident cleanup and biohazard disposal at crime scenes and other incidents.

Supporters can vote once daily at aftermath.com/k9-grant and receive extra votes for following and commenting on the contest's social media accounts. Cash donations, awarded to winning agencies based on size, must be used on related programming.

"It's a means for us to try and acquire some additional funding for our K-9 program," Sgt. Det. Jeff Gibson said Tuesday.

The department had been working without a K-9 unit for several decades when the funds became available to purchase and train a new dog to assist officers on patrol, Lt. Julia Clasby said Wednesday.

Clasby and newly appointed K-9 handler Officer Victor Ruiz searched throughout Southern California, touring training facilities and special breeders looking for a canine with the right temperament and skills set.

An 18-month-old shepherd at Gold Coast K-9, a facility in Moorpark that trains home protection and service dogs used by police, caught their eye.

"He came to us with the name Saurus, and he'd already gone through all his training," Clasby recalled. "Saurus is dual trained for apprehension and gun detection, so he's able to detect a firearm, ammunition and firearm parts — he's one of a very few dogs in the

Summer program invites kids to get to know H.B.'s wetlands

BY ERIC LICAS

The Bolsa Chica Conservancy's annual Wetland Explorers Program invites youth to learn about the ecology of a unique habitat this summer in hopes of inspiring them to become lifelong stewards of the environment.

The five-day educational summer camp hosts one session beginning June 26 for children who would be entering kindergarten through third grade this fall, and

another for kids going into fourth through seventh grades that kicks off on July 10.

Participants will learn about the plants and animals that coexist in the Bolsa Chica Wetlands, mingle with students from other schools, craft conservation-themed keepsakes and traverse every path winding through the 1,400-acre conservancy, said Whitney Thompson, the non-

See *Wetlands*, page A4

STUDENTS

AND volunteers participate in the Summer Wetland Explorers Program hosted by the Bolsa Chica Conservancy in Huntington Beach.



Courtesy of the Bolsa Chica Conservancy



ARTISAN COCKTAIL bar Blossoms & Brass is now open at Collage Culinary Experience in South Coast Plaza.

Courtesy of Collage Culinary Experience

New dining concepts come to SCP

BY SARAH MOSQUEDA

Collage Culinary Experience has added four new concepts to the elevated dining collective at South Coast Plaza in Costa Mesa.

Blossoms & Brass, K Soul Food, PhoHolic and Cha Redefine the existing collection of international cuisine located in the two-level Bloomington wing.

"We are thrilled to introduce Blossoms & Brass, Cha Redefine, K Soul Food and Pho-

Holic as the latest additions to our diverse culinary offerings at Collage," Collage founder Morgan Zhang said in a statement.

Tucked in an opulent corner on the upper level, behind Paradise Dynasty, Blossoms & Brass is an artisan cocktail bar that blends Italian heritage with Japanese elegance. The aesthetic comes from award-winning interior designer Kenneth Ussenko, who is responsible for other Orange County restaurant interiors like Rum

Social in Laguna Beach.

The upscale bar features indoor and outdoor seating, crowned with mercury glass chandeliers and cherry blossoms. A menu of shareable starters from executive chef Juan Vera include a lobster roll with squid ink tempura and a saffron rice maki roll, filled with lobster, crab and avocado that are designed to pair with spirit-forward cocktails, like an oo-long old-fashioned or a blossom

See *Dining*, page A4

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SUN, JUN 4
MOTHER
HIP\$

WED, JUN 7
THE
OUTLAWS

SUN, JUN 25
THE
WAILERS

FRI, JUN 30
THE
SWEET

- 6/1 TOAD THE WET SPROCKET
- 6/2 THE RISING (BRUCE SPRINGSTEEN TRIBUTE)
- 6/3 JUDY COLLINS
- 6/4 THE MOTHER HIPS
- 6/7 THE OUTLAWS
- 6/8 BLACK SABBITCH (ALL FEMALE BLACK SABBATH TRIBUTE)
- 6/9 AL DI MEOLA
- 6/10 SHAWN COLVIN
- 6/11 THE SNACKS / RICHARD STEKOL BAND / MISSILES OF OCTOBER / THE CODE
- 6/15 JULIAN MARLEY / TOMORROW'S BAD SEEDS
- 6/16 AL JARDINE AND HIS ENDLESS SUMMER BAND
- 6/17 AMBROSIA
- 6/18 PURE PRAIRIE LEAGUE
- 6/24 PRINCE AGAIN (PRINCE TRIBUTE)
- 6/25 THE WAILERS
- 6/28 JOHN CRUZ "We Do It Island Style"
- 6/29 YNOT (RUSH TRIBUTE)
- 6/30 THE SWEET
- 7/1 MICK ADAMS & THE STONES (THE ROLLING STONES TRIBUTE)
- 7/5 LYLE LOVETT AND HIS LARGE BAND
- 7/6 GILBY CLARKE AND THE KEEF RICHARDS
- 7/7 THE FABULOUS THUNDERBIRDS
- 7/8 HENRY KAPONO
- 7/12 JIMMY WEBB
- 7/14 ROBERT JON & THE WRECK / GETHEN JENKINS
- 7/15 SHINE ON - PINK FLOYD EXPERIENCE
- 7/16 TONY BENNETT SONGBOOK (TRIBUTE FEAT. MARK VERABIAN)
- 7/19 THE JERRY DOUGLAS BAND
- 7/20 DAVID NAIL
- 7/21 CLASSIC ALBUMS LIVE: FLEETWOOD MAC RUMOURS
- 7/22 Y & T
- 7/28 SPACE ODDITY (DAVID BOWIE TRIBUTE)
- 7/29 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 8/2 ERIC GALES
- 8/4 PABLO CRUISE
- 8/5 HONK / JACK TEMPCHIN
- 8/6 MICHIGAN RATTLERS
- 8/11 THE HIGHWAYMAN SHOW
- 8/12 JOURNEY USA (JOURNEY TRIBUTE)
- 8/13 THE RAT PACK
- 8/18 SPYRO GYRA
- 8/19 MADELEINE PEYROUX



THU, JUL 6
GILBY
CLARKE

FRI, JUL 7
THE FABULOUS
THUNDERBIRDS

WED, AUG 2
ERIC
GALES

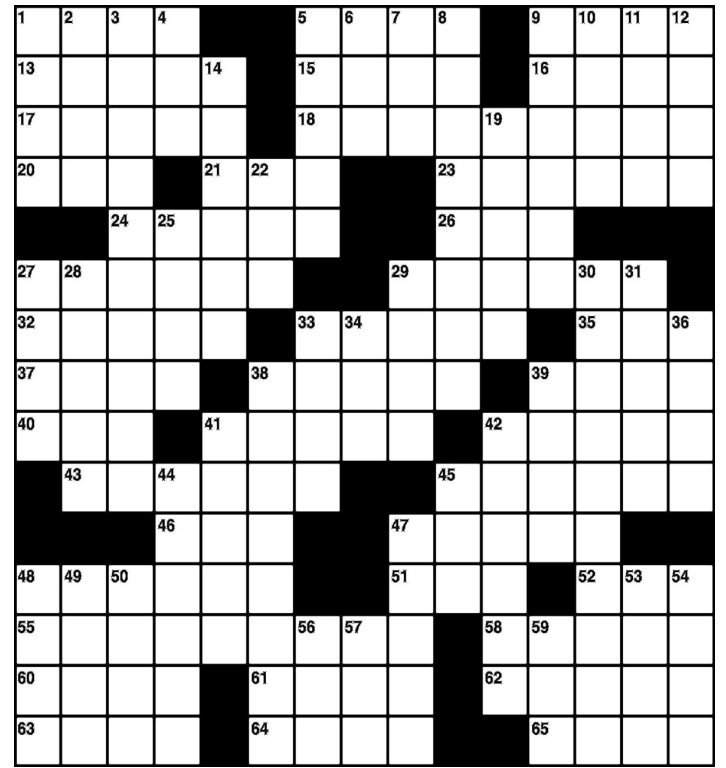
SAT, AUG 5
HONK

- 8/25 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 8/26 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 9/1 BANG TANGO / ENUFF Z'NUFF
- 9/2 THE PETTY BREAKERS (TOM PETTY TRIBUTE)
- 9/8 ULI JON ROTH
- INTERSTELLAR SKY GUITAR TOUR
- 9/14 THE MAN IN BLACK (JOHNNY CASH TRIBUTE)
- 9/15 DON McLEAN
- 'THE AMERICAN PIE' 50TH ANNIVERSARY TOUR
- 9/16 THE FENIANS - HALF WAY TO ST. PATRICK'S DAY
- 9/17 BENISE: FIESTA!
- 9/21 KEIKO MATSUI
- 9/22 AL STEWART / THE EMPTY POCKETS
- 9/23 BEATLES VS STONES
- A MUSICAL SHOWDOWN
- 9/24 MOLLY HATCHET
- 9/28 KOFI BAKER'S CREAM FAITH
- 9/29 JOHN WAITE
- 9/30 GARRISON KEILLOR TONIGHT
- 10/5 GEOFF TATE'S BIG ROCK SHOW
- 10/7 RONDSTADT REVIVAL (LINDA RONDSTADT TRIBUTE)
- 10/12 CRYSTAL BOWERSOX
- 10/13 DESPERADO (EAGLES TRIBUTE)
- 10/14 DESPERADO (EAGLES TRIBUTE)
- 10/15 JOURNEYMAN (ERIC CLAPTON TRIBUTE)
- 10/18 FUNNIEST HOUSEWIVES (COMEDY SHOW)
- 10/19 PAT TRAVERS BAND
- 10/27 PIANO MEN (BILLY JOEL AND ELTON JOHN TRIBUTE)
- 10/31 OINGO BOINGO FORMER MEMBERS
- 11/1 RIDERS IN THE SKY (ACOUSTIC WESTERN COWBOY MUSIC AND HUMOR)
- 11/9 THE YOUNG DUBLINERS
- 11/18 ABBAFAB (ABBA TRIBUTE)
- 11/26 ARETHA STARRING CHARITY LOCKHART
- 11/30 THE MUSICAL BOX
- SELLING ENGLAND BY THE POUND
- 12/1 THE MUSICAL BOX
- SELLING ENGLAND BY THE POUND
- 12/2 LEE ROCKER OF THE STRAY CATS

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

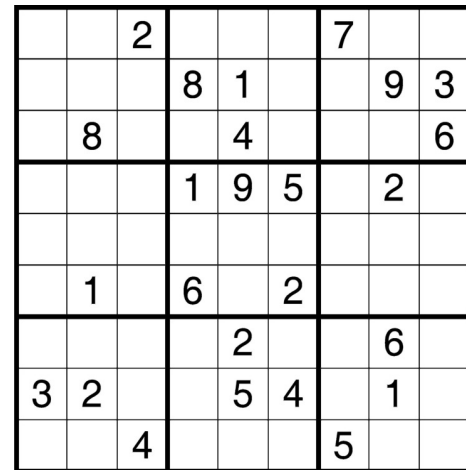
- ACROSS 1 Bug's nemesis
- 5 Dread
- 9 Fill completely
- 13 Comic strip "Li'l "
- 15 After-bath garb
- 16 Talon
- 17 Jackson or Ventura
- 18 Not qualified
- 20 Hgt. above sea level
- 21 Boston cream _
- 23 Fragrant flowers
- 24 Highways
- 26 Digit
- 27 One-room apartment
- 29 Pumpkins & melons
- 32 Appointed
- 33 Approaches
- 35 Mischievous tyke
- 37 Ridicules
- 38 Peddles
- 39 In the distance
- 40 Hotel freebie
- 41 Lively dances
- 42 Sniper's weapon
- 43 Leave high and dry
- 45 In an impolite way
- 46 _ budget; watching costs
- 47 Dangerous feline
- 48 Kidnap
- 51 Liberia's official lang.
- 52 Big game
- 55 "Moonlight Sonata" composer
- 58 Orange Muppet
- 60 Cloak
- 61 Big _; huge trucks
- 62 Rubber _; bath toy
- 63 Eats
- 64 Cooking herb
- 65 Stingers



SUDOKU

By The Mephram Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit sudoku.org.uk.



For answers to the crossword and Sudoku puzzles, see page A4.

DOWN

- 1 Malayan prince
- 2 Early homicide victim
- 3 Organ or oboe
- 4 _ Moines
- 5 Hamburger accompaniment
- 6 Very long time

7 "Alaska Daily" network

- 8 Century 21 agents
- 9 Climber
- 10 Actress Jessica
- 11 Powder
- 12 Woolly mamas
- 14 Settled a debt

- 19 Devout
- 22 Altar vow
- 25 Anthology entries
- 27 Go ballistic
- 28 Records
- 29 "Buffalo _ , won't you come out tonight?"
- 30 Opposite of similarity
- 31 Microscopic
- 33 Have to have
- 34 Building annex, often
- 36 _ on; victimize
- 38 Marco Rubio & Cory Booker
- 39 Helper
- 41 Dressing choice
- 42 Like rough terrain
- 44 Lines of travel
- 45 _ Tin Tin
- 47 Past or present
- 48 "Sesame Street" topic
- 49 Gentleman caller
- 50 Actor Johnny
- 53 Take a fancy to
- 54 Door openers
- 56 By way of
- 57 _ McMuffin; fast-food breakfast
- 59 Polish

Tribune Media Services



EMT INSTRUCTOR
Eric Johnson helps students carry a victim of a simulated zombie apocalypse mass casualty incident, carried out by theater students at Laguna Beach High on Wednesday.

Don Leach | Staff Photographer

ZOMBIE

Continued from page A1

playing the role of victims." Shearer said she pitched the idea to theater teacher Meghan Marshall and EMT teacher Eric Johnson. The three coordinated efforts to plan the zombie simulation as realistically as possible. "One of the most important things that we do with my class and anything in CTE is learning how it's done in the real world. There's a lot of theory into learning these days, but application is one of the most important things that we practice," Johnson said. "This kind of hands-on training and showing them what they learned in the classroom and what that looks like in a controlled environment is important. "It's one of those things that, until you do it with your hands, it sounds good on paper. Once you add in the additional components — realistic injury makeup, all the equipment you would use in a [mass casualty incident], radio communications — all these complicating factors, you get to see where you excel and where we need to continue training. We do this kind of practice in the real world all the time." Johnson said the idea to design the simulation came from an article about a fictitious plan written by junior military officers on how to respond in the event of an actual zombie apocalypse. "It's really done with a

kind of tongue-in-cheek kind of a way. What are the odds that that's going to happen? Pretty much zero, but it's something that would utilize all of the resources across a wide variety of agencies to prepare their own response, and because it's so firmly rooted in science fiction, there's no way people are going to end up terrified with the results," Johnson said. "It makes it more equitable, and that's also the more fun aspect. These are high school students preparing to go do a very serious job, but it's important to remember they're still young adults," he added, noting that his students were only somewhat aware of the situation they were going to walk into. Marshall said the simulation included more than a dozen theater students acting as victims in the scenario with the assistance of special effects artist Laura Barrow. Marshall worked through backstories with some of her students as they devised realistic reasons to have been on campus after hours. "Some of them developed relationships [in character], and so certain ones are related to one another, and all we were given from the EMT class was their age, gender, heart rates and their injuries," Marshall said. "So, they took that and looked at 'How did this person get this injury? Why were they here at the high school? Were they on their way to

pick up someone from school?' They took it very seriously." It was important, though, to set limits in the role, Marshall said. Students and Marshall discussed safe words in the event that a student, while acting severely injured, felt anxious in the moment and needed to take a step back or remove themselves from the simulation altogether. "I think, with everything that's happening right now in terms of TV shows and movies, the students are really into sci-fi. [Using a zombie scenario] helps keep it lighthearted. It keeps it from being completely real, but the injuries are real enough that they can be taken seriously. It helps with a healthy barrier between getting too invested in a role, where it could actually be harmful to your mental health or well-being," Marshall said. Johnson said the program has had simulations before, though none on this scale of effort and coordination. It was Shearer, Marshall and Johnson's hope to expand the activity to once a semester so students could see how their skills progress, though Marshall noted she hoped to make it a more teachable moment, similar to the two-day "Every 15 Minutes" program that encourages teens to think about the ramifications of drinking before getting behind the wheel of a vehicle.

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USROWING YOUTH NATIONAL CHAMPIONSHIPS

Surging Newport Aquatic Center girls aim for big finish

BY MATT SZABO

Both Corona del Mar and Newport Harbor high schools have their graduations on June 8.

A handful of senior girls will be on the other side of the country, competing for Newport Aquatic Center at the USRowing Youth National Championships in Sarasota, Fla.

"I was talking about it today," said Newport Harbor senior Vivi Spitz, who is bound for Cal. "I was getting my diploma cover, because the diplomas haven't come in the mail. I was telling this teacher in the office while I was getting it, and she started crying because I wasn't going to be at graduation. She was tearing up because she was so sad that we were going to miss our own graduation. But I went to my sisters' graduation, so I know the whole she-bang."

Speaking of bangs, the class of 2023 wants to go out with one, continuing the good energy right now within the Newport Aquatic Center women's varsity rowing program.

The club had nearly a dozen reasons to celebrate last week, as it honored its 11 senior girls — each of whom is going off to row in college.

But first things first. Newport Aquatic Center is bringing a program-record four women's boats to the Junior Nationals competition. The top one — the varsity eight — is trying to medal for the first time in program history. The previous best was a fifth-place finish last year.

CdM senior Hannah Hykes, bound for the University of Michigan, has been a coxswain with the program for five years, including three with the varsity eight.

"I definitely feel like we have a shot at medaling, and I've never felt like I've been in that position before in the sport," Hykes said. "Just to know that we're going to be competitive for a medaling position is cool."

The varsity eight also includes Spitz, Harvard-bound CdM senior Millie Clark and five juniors. Three are locals from Huntington Beach High: Sydney Harris, Charlotte Dozier and Julia Channel.

The extremely talented senior class also features CdM seniors Kat Odeen and Ruby Srinivasan, bound for Clemson and Harvard, respectively, on the JV eight boat. That boat, which also features another local in USC-bound Newport Harbor senior Michaela Banta, is undefeated this season.

Newport Aquatic Center Coach Weston Cole, a former Orange Coast College rowing standout, said the JV eight won the San Diego Crew Classic and the Southwest Regionals titles this year, both for the first time in program history.

That really highlighted the program's current depth, as did the fact that NAC won the team trophy at Southwest Regionals for the first time since 2003 — before any of the current student-athletes were born.

"I think it's really cool to be part of a great group like that, of really dedicated and determined girls," Hykes said. "The fact that all of us are going to college for rowing shows that we're all very passionate about the sport, and to be able to share that passion and that dedication has been a really cool experience."

The other NAC seniors include Lauren Brown of Canyon High, bound for UCLA; Breezy Kash of Costa Mesa High, bound for UC San Diego; Sophie Pense of Santa Margarita, headed for the University of Kansas; Newport Harbor senior Sarah Porter, bound for Fordham; and Charlie Shaughnessy of Tesoro, headed to the University of Miami.

Odeen said she has seen a change in her half-decade in the program.

"Five years ago, NAC varsity wasn't really a team to be reckoned with, but the progress from back then to



Scott Smeltzer | Staff Photographer

THE NEWPORT Aquatic Center varsity eight, including coxswain Hannah Hykes, right, from Corona del Mar, and CdM's Millie Clark, in the stroke seat, lead their team on a practice.

now is crazy," Odeen said. "There's been a revolutionary shift of work ethic and energy ... and the standard has been raised."

Srinivasan nodded. "This is one of the best feeling boats I've ever been in, in terms of rhythm and how well we row together," Srinivasan said. "We know we have to go out there and execute. It's not going to be handed to us, but we feel really good about it. We want to continue making history for this season."

The team had a training trip at the Olympic Training Center in Chula Vista over the long Memorial Day weekend. Cole is hoping that pays dividends during the action next week.

"I think they definitely found their next gear of speed," he said. "I definitely think we have a chance to medal, and if they execute really well, we could potentially win."

The Newport Aquatic Center girls leave Monday morning for Florida. The Junior Nationals have traditionally been dominated

by East Coast teams, while NAC's main West Coast rival of Marin Rowing Assn. is also typically a factor. But as the girls prepare for their final regatta of the

season, they do so confidently.

And those from the Back Bay aren't really worried about missing their respective high school graduations.

Clark put it simply. "I'd rather win a national championship than walk the stage," she said.

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Legal Notices

BSC 223406 NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES J. BROOKS 30-2023-01326087-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 J. BROOKS.**
A PETITION FOR PROBATE has been filed by **Johnathan Brooks** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **Johnathan Brooks** 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 on **June 22, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 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 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 the Petitioner:
LORI WINDER LIVINGSTON, ESQ
GLASER WEIL FINK HOWARD JORDAN & SHAPIRO LLP
520 NEWPORT CENTER DRIVE, STE 420
NEWPORT BEACH, CA 92660
Published in the HUNTINGTON BEACH INDEPENDENT on: 5/25, 6/1 & 6/8/2023

Daily Pilot
A Times Community News publication.

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The Daily Pilot, established in 1907, is published Wednesday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.
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by **Sandra Delgado**
Directed by **Cheryl Lynn Bruce**

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CHAPMAN, ORANGE, CA 92866 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: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 18714 AMBROSE LANE, HUNTINGTON BEACH, CA 92648 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$63,763.84 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 107824-CA. 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: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 107824-CA 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 SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

