

Daily Pilot

THURSDAY, DECEMBER 26, 2024 /// dailypilot.com

Newport official's lawsuit alleges cover-up

City's human resources director makes claims of workplace retaliation after audit implicated city manager, fire chief.

BY ERIC LICAS

Newport Beach Human Resources Director Barbara Salvini sued the city last month, alleging City Manager Grace Leung and City Atty. Aaron Harp retaliated against her and tried to cover up an audit suggesting Leung and Fire Chief Jeff Boyles had violated policy to obtain financial gain.

The audit was the result of a 2023 investigation involving executive level staff, including members of the human resources department, according to the lawsuit filed Nov. 26. It found that Leung and Boyles may have improperly manipulated employee leave time, and it was "highly suggestive of an illegal gift of public funds," Salvini's attorneys claimed.

Representatives for Newport Beach declined to go into detail regarding the audit or the lawsuit, citing their policy on pending litigation and personnel issues. However, officials "have looked into these allegations and found them to be without merit," a city spokesman said Monday.

See *Lawsuit*, page A3

Cyclist in '21 crash sent to prison for murder

John Marshall Murray III, 25, sentenced in case involving 'dangerous stunts, riding recklessly, excessively speeding.'

BY MATT SZABO

A Huntington Beach man has been sentenced to 15 years to life in prison following a 2021 motorcycle crash that killed his passenger.

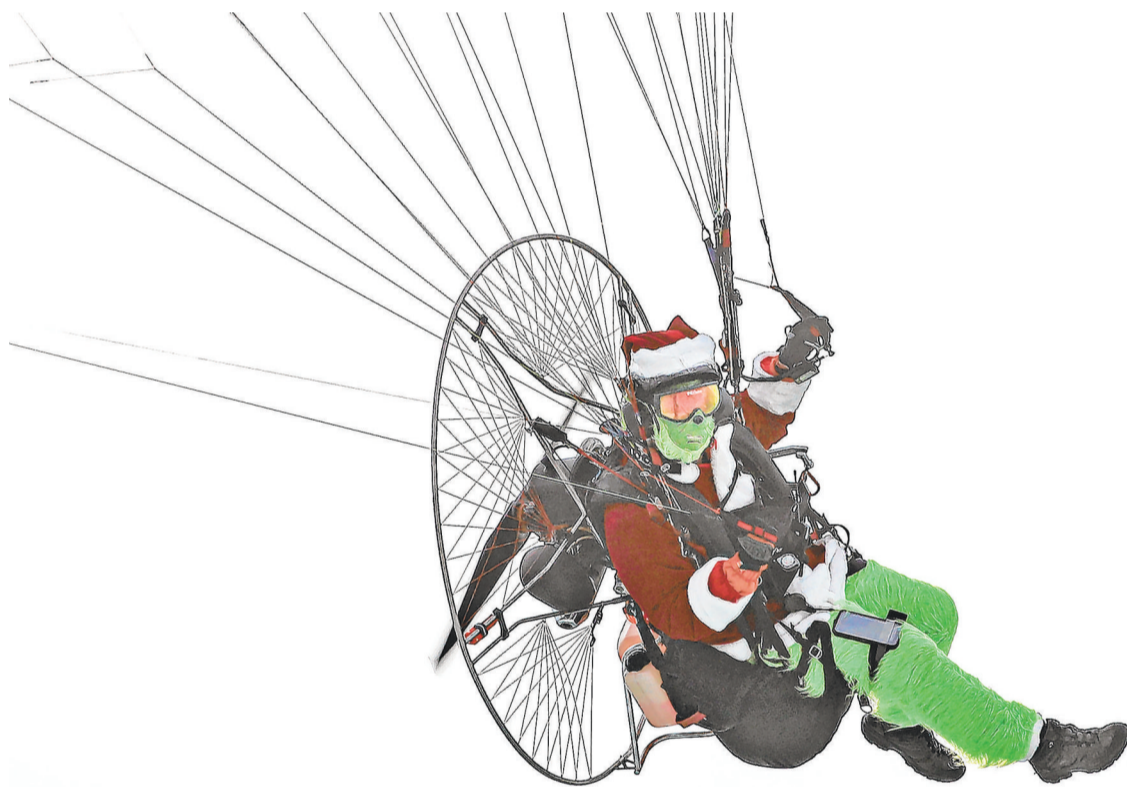
John Marshall Murray III, 25, was convicted Dec. 19 after a three-week trial, Huntington Beach Police Department officials announced. The judge sentenced him to 15 years to life in state prison.

Murray was driving the motorcycle involved in a collision with a sport utility vehicle on Pacific Coast Highway south of Warner Avenue on the evening of Sept. 11, 2021, Huntington Beach pub-

See *Murder*, page A3



The Grinch who buzzed Christmas



A PARAGLIDER DRESSED as the Grinch cruises in the air on Monday up and down the coast along Laguna Beach reminding people to keep up the holiday cheer.

Photos by Don Leach Staff Photographer

3-vehicle crash backs up traffic on PCH in Newport

BY ERIC LICAS

A three-vehicle crash that briefly snarled traffic on Pacific Coast Highway in Newport Beach Sunday may have been caused by a motorist who went through a red light, according to police.

The collision occurred at about 2:20 p.m., Newport Beach Police Sgt. Steve Oberon said. Preliminary investigation suggests one of the involved ran a stoplight near the Newport Beach Boulevard ramp.

Photos from the scene of the crash showed numerous motorists held up behind a fire engine, police SUVs and an ambulance. However, no injuries or arrests were reported.

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MOTORISTS WAIT behind a fire engine, police SUVs, two trucks and an ambulance at the scene of a crash in Newport Beach on Sunday.

Susan Hoffman



Photos by James Carbone

THE FIRST-PLACE WINNER of the Fountain Valley holiday decoration contest at 8803 Swallow Avenue in Fountain Valley on Sunday.

Fountain Valley goes festive with holiday home decorating contest

BY ANDREW TURNER

Residents across Fountain Valley shared in spreading holiday cheer by going all out in decorating their houses and front yards.

The first word on the contest dropped during the city's tree-lighting ceremony on Dec. 7. That's when Mayor Ted Bui said he wanted to bring back an old tradition — festive sightseeing during the holiday season.

"Years ago, Fountain Valley has

See *Festive*, page A2



THE THIRD-PLACE WINNER of the Fountain Valley holiday decoration contest at 16321 Rosewood Street on Sunday.

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THU, DEC 19
VERY WHITNEY CHRISTMAS



FRI, DEC 20
A FLOCK OF SEAGULLS



SUN, DEC 22
GARY HO HO HOEY



SAT, DEC 28
DRAMARAMA

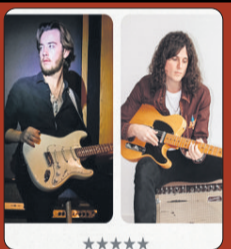
- 12/19 A VERY WHITNEY CHRISTMAS
- 12/20 A FLOCK OF SEAGULLS
- 12/21 AMBROSIA (HOLIDAY SHOW)
- 12/22 GARY HO-HO-HOEY
- 12/27 BEATLES VS STONES (A MUSICAL SHOWDOWN)
- 12/28 DRAMARAMA
- 12/29 L.A. GUNS
- 12/31 THE ENGLISH BEAT *NEW YEARS EVE!*
- 1/3 QUEEN NATION
- 1/4 QUEEN NATION
- 1/8 QUINN SULLIVAN & HAMISH ANDERSON
- 1/9 ALL FIRED UP (PAT BENATAR TRIBUTE)
- 1/10 TOMMY CASTRO & THE PAINKILLERS
- 1/11 AC/DC vs OZZY (ROCK N ROLL SHOWDOWN)
- 1/12 BURTON CUMMINGS (OF THE ORIGINAL THE GUESS WHO)
- 1/17 DADA
- 1/18 DSB (JOURNEY TRIBUTE)
- 1/23 PAT TRAVERS
- 1/24 GENE LOVES JEZEBEL & BOW WOW WOW
- 1/26 WHAT'S NEW PUSSYCAT? (TOM JONES TRIBUTE)
- 1/30 CANNED HEAT
- 1/31 DESPERADO (EAGLES TRIBUTE)
- 2/1 DESPERADO (EAGLES TRIBUTE)
- 2/2 RICKIE LEE JONES
- 2/5 LEO KOTTKE
- 2/7 DAVID COOK
- 2/8 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
- 2/14 OTTMAR LIEBERT & LUNA NEGRA (VALENTINES SHOW)
- 2/16 INCENDIO with ARDESHIR FARAH (OF STRUNZ & FARAH)
- 2/20 THE HEART OF ROCK & ROLL
- 2/21 CHEST FEVER (TRIBUTE TO THE BAND)
- 2/22 FAST TIMES (ULTIMATE 80'S TRIBUTE)



SUN, DEC 29
L.A. GUNS



JAN 3 & 4
QUEEN NATION



WED, JAN 8
QUINN SULLIVAN & HAMISH ANDERSON



THU, JAN 9
ALL FIRED UP
A PAT BENATAR TRIBUTE BAND

- 2/23 ALWAYS ADELE
- 2/26 HUMMEL HARP BLOWOUT
- 2/27 VANESSA COLLIER
- 2/28 G LOVE & SPECIAL SAUCE
- 3/6 ALTAN
- 3/7 COCO MONTOYA & RONNIE BAKER BROOKS
- 3/8 MARC COHN
- 3/9 MARC COHN
- 3/13 SONS OF CREAM FT KOFI BAKER, MALCOM BRUCE, ROB JOHNSON
- 3/14 THE FENIANS ST PATRICK'S DAY CELEBRATION
- 3/15 WALTER TROUT
- 3/16 WALTER TROUT
- 3/21 THE THIRD MIND FT. DAVE ALVIN, JESSE SYKES, MARK KARAN, VICTOR KRUMMENACHER, MICHAEL JEROME
- 3/22 KING'S X
- 3/26 RUSSELL HOWARD
- 3/28 KIDS OF CHARLEMAGNE & PENROSE
- 3/29 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 3/30 COLIN JAMES
- 4/1 JORMA KAUKONEN
- 4/4 THE SMITHEREENS WITH ROBIN WILSON
- 4/5 HERMAN'S HERMITS FT PETER NOONE
- 4/6 HERMAN'S HERMITS FT PETER NOONE
- 4/7 LEARNING TO FLY (A TOM PETTY TRIBUTE)
- 4/11 DON CARLOS
- 4/13 BOBBY GRAY
- 4/19 KEVIN NEALON
- 4/24 THE WAILERS
- 4/25 TOM GREEN - HOME TO THE COUNTRY
- 4/26 PIANO MEN: GENERATIONS
- 5/3 THE OCEAN BLUE
- 5/8 ROBERT CRAY
- 5/9 ROBERT CRAY
- 5/11 ISRAEL VIBRATION & ROOTS RADICS
- 5/16 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 6/6 THE WINEHOUSE EXPERIENCE
- 6/7 YYNOT (TRIBUTE TO RUSH)

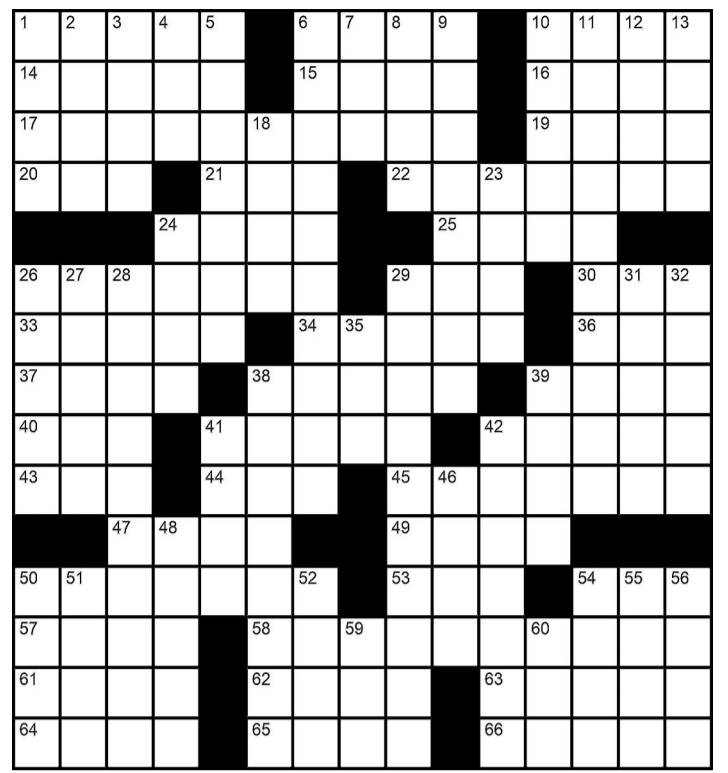
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THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

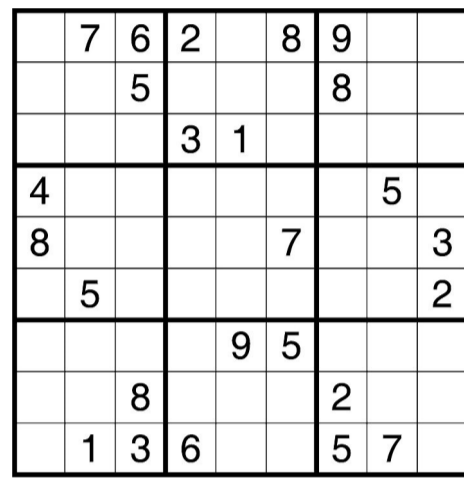
- 1 _ Longstocking (literary character)
- 6 "Voila!"
- 10 Sammy of baseball
- 14 Perfume brand since 1977
- 15 British noble
- 16 Stratford-upon-__
- 17 Christmas visitor: 2 wds.
- 19 Departed
- 20 Disapproving noise
- 21 "Golly!"
- 22 Kids' racing vehicles
- 24 Knights' titles
- 25 Frees (of)
- 26 Annual reference book
- 29 Crow's sound
- 30 Night-school class: Abbr.
- 33 Feudal lord
- 34 Muscat native
- 36 Airport posting: Abbr.
- 37 Predict
- 38 "No bet": 2 wds.
- 39 Jewish homeland
- 40 Sea urchin at a sushi bar
- 41 Account holders
- 42 Tubular pasta
- 43 Arizona clock setting: Abbr.
- 44 Halves of quarts: Abbr.
- 45 Comes forth
- 47 Actor Alan
- 49 Bank takeback
- 50 Choices
- 53 Alley _ (basketball play)
- 54 Explosive: Abbr.
- 57 _ or shine
- 58 Indicator of trends
- 61 _ vera
- 62 Push to act
- 63 Actress Witherspoon
- 64 Microscope



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 A3.

- part
- 65 Meadows
- 66 Get a feeling

DOWN

- 1 Bulletin board message
- 2 Bitter beers: Abbr.

- 3 Coral or rose
- 4 Place
- 5 Envision
- 6 Astronomers' devices
- 7 Motorist's club: Abbr.
- 8 Medication
- 9 Election losers

- 10 Pre-entree dish
 - 11 Supervising
 - 12 Cottony-feeling
 - 13 Pantry pests
 - 18 Actor Michael
 - 23 Fuzzy fruit
 - 24 Very wise
 - 26 Photo book
 - 27 Detroit's NFL team
 - 28 Contemplative practice
 - 29 Potluck dishes
 - 31 Building material
 - 32 Country roads
 - 35 Damage
 - 38 Türkiye's largest city
 - 39 Not even one
 - 41 High hairstyle
 - 42 "Bell" veggies
 - 46 Cat's sound
 - 48 Subway system parts
 - 50 Spoken
 - 51 Very light-colored
 - 52 Dry as a desert
 - 54 Afterward
 - 55 Loch _ Monster
 - 56 Cedar or oak
 - 59 NYC airport: Abbr.
 - 60 Casual top
- Tribune Media Services



Photos by James Carbone

AN HONOREE of the Fountain Valley holiday decoration contest at 9233 Wintergreen Circle. Ten houses and their decorations were recognized, and 16 competed.

FESTIVE

Continued from page A1

been known as a city during the holiday festivities, people will come from different cit[ies] to go look at the house[s] that's been decorated throughout the holidays," Bui said. "I just want to bring back that tradition to Fountain Valley — but not to a particular neighborhood but throughout the entire city."

Participation across town was a point of emphasis, so as not to create an adverse effect of traffic congestion, Bui said.

Local businesses came forth to put up prize money for the top three houses and sponsor tables that provided refreshments during a viewing event on Sunday evening.

The judges, selected from or by the local businesses, surveyed the 16 competing houses on Thursday, Dec. 19. The next day, the top 10 houses were notified that they were being recognized.

"It's such a great feeling," Bui said. "When you see that, you can see the joy for every neighbor, too, coming together, talking about what they're going to do to design their house. ... It's really a way to pull the community together, get to



THE SECOND-PLACE winner of the Fountain Valley holiday decoration contest at 8752 Hudson River Circle.



AN HONOREE of the Fountain Valley holiday decoration contest at 9233 Wintergreen Circle.

know your neighbors, get to know your friends. It's such a wonderful feeling." The first-place prize went to 8803 Swallow Avenue, which received \$1,000. See *Festive*, page A4

LAWSUIT

Continued from page A1

The investigation would have normally been handled by Salvini as head of the human resources department. But members of her staff were involved in the matter, so the city manager was placed in charge, according to the suit.

Salvini said rather than expand the investigation in light of potential wrongdoing, the city manager instructed her to alter records in order to conceal it. And since then, the human resources director claims she has been unfairly passed over for a pay increase while Leung has allegedly sought to micromanage Salvini and her department in an effort to oust her from her position.

“Leung now routinely undermines Plaintiff’s advice, flagrantly disregards past practices and policies and promotes marginalization and ostracism of Plaintiff,” Salvini’s attorneys wrote in her lawsuit.

The lawsuit alleges Harp has attacked Salvini’s authority by belittling her in front of elected officials and others. She claims that he has raised his voice at her, slammed his hands on objects and threatened her job security on multiple occasions.

Harp eventually started limiting contact with Salvini after she filed a formal complaint with the City Council in February. Mayor Will O’Neill called for another investigation, which did not sustain any of the human resources director’s claims regarding the city manager or city attorney. Salvini’s lawsuit described that investigation as a “sham and designed to protect the city.”

As a result, Salvini claims



Don Leach

A LAWSUIT RECENTLY filed by Newport Beach Human Resources Director Barbara Salvini claims City Manager Grace Leung, above, and other city staff attempted to cover up possible wrongdoing and retaliated against Salvini.

her work is now frequently circumvented and her advice regarding matters that may open Newport Beach up to risks and liabilities gets ignored. She pointed out that union dues payments were being taken out of her salary even though she is not a union employee. After Salvini demanded to have that money refunded for her and other city staff in a similar situation, she claims she received no response from Leung.

Salvini also took issue with a report on noise levels that was the basis of the City Council’s decision to pass zoning amendments related to Newport Beach’s housing element, overriding a decision by the Orange County Airport Land Use Commission. She claims the report contains inaccurate information and noted that it was prepared by a developer interested in building projects near John Wayne Airport.

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MURDER

Continued from page A1

lic affairs manager Jennifer Carey said.

Upon arrival, officers found the motorcycle passenger, 22-year-old Meghan Wautlet, deceased at the scene. Murray, then 21, was found in the roadway with significant injuries and taken to a local hospital.

“The HBPD Major Accident Investigation Team (MAIT) responded and conducted an exhaustive

investigation into the circumstances, which concluded that Murray was at fault for the collision and had been performing dangerous stunts, riding recklessly and excessively speeding just prior to the impact,” Carey said in a news release.

A further investigation showed that Murray had been arrested or cited at least five times for various traffic violations, including speeding and reckless driving, in the seven months leading up to the crash. He was also in-

involved in three at-fault motorcycle accidents during the same time period.

Due to those circumstances, members of the HBPD Traffic Bureau arrested Murray for murder in February 2022. The Orange County district attorney’s office subsequently filed the case, and Murray has remained in custody since then.

“Reckless driving is a serious issue,” Huntington Beach Police Chief Eric Parra said in the release. “Roadway deaths

are fully preventable and we enforce violations of the law related to these senseless deaths to the fullest extent allowable. This case is not typical and required extensive analysis and in-depth follow-up by our investigators to ensure the appropriate charges were filed. We are pleased with the outcome and hope it brings some form of closure to the family of the victim.”

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CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on January 9, 2025 or soon thereafter, on the following item:
Application No.: PMCP-24-0015
Applicant/Agent: Mariners Christian School
Site Address: 300 Fischer Ave.
Zone: MP (Industrial Park)
Description: Zoning Application PMCP-24-0015 is a request for a Minor Conditional Use Permit (MCUP) pursuant to Costa Mesa Municipal Code Section 13-188 to allow for one temporary 960-square-foot trailer. The trailer will be used as an After School Program office.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15314 (Class 14), Minor Additions to Schools.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be no public hearing on this request. Any written correspondence must be emailed to ZAPublicComments@costamesaca.gov prior to 12:00 PM on the day of the decision date (see above). The staff report and related documents may be viewed on the City’s website at <https://www.costamesaca.gov/>. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RICHARD CUSHMAN AKA RICHARD I. CUSHMAN AND RICHARD IGNATIUS CUSHMAN CASE NO. 30-2024-01434572-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 RICHARD CUSHMAN AKA RICHARD I. CUSHMAN AND RICHARD IGNATIUS CUSHMAN. A PETITION FOR PROBATE has been filed by EDWIN ROBERT COTTONE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that EDWIN ROBERT COTTONE be appointed as Special Administrator with general powers to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/08/25 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 657-622-8278 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 a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner CARICO GLOWACKI MACDONALD KIL & BENZ LLP JOHN P. GLOWACKI - SBN 234055 24422 AVENIDA DE LA CARLOTA, SUITE 285 LAGUNA HILLS CA 92653 Telephone (949) 272-1188 12/19, 12/20, 12/26/24 CNS-3879932# NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

NOTICE REQUEST FOR PROPOSAL (RFP)

CalSHAPE HVAC Services Fountain Valley School District (10 sites) RFP Number: FVSD 25-02 Proposal Deadline: On or before January 7, 2025 @ 10:00 am Proposal Submission via Email: FullertonC@fvsd.us

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Fountain Valley School District of Orange County, California will accept proposals up to and including 10:00 am on January 7, 2025. The Fountain Valley School District requests qualified Contractor firms to submit their qualifications and services for HVAC repair and maintenance, carbon dioxide monitor installation, MERV 13 filter installations, controls upgrades, reporting, and verification to be funded by the California School Healthy Air, Plumbing, and Efficiency (“CalSHAPE”) Ventilation Program. All proposals shall be submitted pursuant to the information supplied by the School District as part of the bid package. RFP documents are available @ <https://www.fvstd.us/apps/pages/Facilities>. The Board of Trustees reserves the right to reject any and all proposals and to waive any irregularity therein. The right is also reserved by the Board of Trustees to select items and/or scope of work which in their opinion will best serve the needs of the District. All bidders must be properly licensed at bid time and during the entire project per Public Contract Code Section 3300 and Business and Professions Code Section 7028.15. Dated this December 16, 2024. Joe Hastie, Director - Maintenance Director Published: Daily Pilot Newport Beach/Costa Mesa December 19, 2024 and December 26, 2024.

BSC 226152 NOTICE OF PETITION TO ADMINISTER ESTATE OF:

Michael Kelly Rowan aka Michael K. Rowan 30-2024-01443594-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: Michael Kelly Rowan aka Michael K. Rowan. A PETITION FOR PROBATE has been filed by HUNTER ROWAN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that HUNTER ROWAN 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 on Jan 16, 2025 at 1:30 p.m. in Dept. CM07 located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court’s designated video platform. This is a no cost service to the public. Go to the Court’s website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 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: JENNIFER N. SAWDAY, ESQ. TREDWAY, LUMSDAINE & DOYLE, LLP 3900 KILROY AIRPORT WAY, STE 240 LONG BEACH, CA 90806 Published in the HUNTINGTON BEACH INDEPENDENT on: 12/12, 12/19 & 12/26/2024

NOTICE OF PUBLIC SALE OF ABANDONED PERSONAL PROPERTY

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on STORAGETREASURES.COM on January 10, 2025, ending at 10am. The personal property including but not limited to: Personal and household items stored at Baker Fairview Self Storage, 2955 Fairview Rd, Costa Mesa 92626, County of Orange, by the following persons:

Will sell at public auction on January 10, 2025, 10 AM at above premises the misc. household and personal property of:

Table with 3 columns: Tenant, Unit Size, Unit #. Rows include Erica Buzarquis (10 x 10 C310) and Angelica Munoz (5 x 15 C253).

Publish Date: December 26, 2024

NOTICE OF PUBLICATION LIEN SALE West Coast Self Storage 2059 Harbor Blvd Costa Mesa, CA 92627 (949) 631-6666

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on STORAGETREASURES.COM on January 9, 2025. The personal property including but not limited to: Personal and household items stored at 2059 Harbor Blvd, Costa Mesa, CA 92627, County of Orange, by the following persons:

Name: Eric Elmore, Janet Wilson Knox, Vincent Aguilar, Kevin Delgadillo, Christeen Gamel, Barbara Harkins, Christopher Koptich, Jose Meza, James Morris, Juan Munoz, Steve Reimers, Mendoza Rosas

Property is sold “AS IS BASIS.” There is a refundable \$100 cleaning deposit on all units. Sale is subject to cancellation.

Published: December 26, 2024

BSC 226218 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIKE TOYOKI FUKUDA 30-2024-01446850-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: MIKE TOYOKI FUKUDA.

A PETITION FOR PROBATE has been filed by ARLENE Y. FUKUDA in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ARLENE Y. FUKUDA 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 on Jan 22, 2025 at 1:30 p.m. in Dept. CM08 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: BLAINE J. BURCH BHR LAW GROUP, PC 130 VANTIS, STE 150 ALISO VIEJO, CA 92656 Published in the HUNTINGTON BEACH INDEPENDENT on: 12/26/24, 1/2 & 1/9/25

Daily Pilot

A Times Community News publication.

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The Daily Pilot, established in 1907, is published Thursday 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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CROSSWORD AND SUDOKU ANSWERS

Crossword grid with letters filled in: P I P P I T A D A S O S A O P I U M E A R L A V O N S A N T A C L A U S L E F T T S K G E E G O K A R T S S I R S R I D S A L M A N A C C A W E S L L I E G E O M A N I E T A B O D E I P A S S Z I O N U N I U S E R S P E N N E M S T P T S E M E R G E S A L D A R E P O O P T I O N S O O P T N T R A I N B E L L W E T H E R A L O E U R G E R E E S E L E N S L E A S S E N S E

Sudoku grid with numbers: 1 7 6 2 5 8 9 3 4 3 9 5 4 7 6 8 2 1 2 8 4 3 1 9 7 6 5 4 3 9 1 8 2 6 5 7 8 2 1 5 6 7 4 9 3 6 5 7 9 4 3 1 8 2 7 4 2 8 9 5 3 1 6 5 6 8 7 3 1 2 4 9 9 1 3 6 2 4 5 7 8

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FESTIVE

Continued from page A2

from Do Builder & Design. The Fountain Valley High Troubadors also performed Christmas carols outside the house.

“We had 16 contestants, and so we were tasked with going out to find ... the most beautiful, the most elaborate decorations,” said Gary Forman, who served as one of the judges. “That was our task to drive by each house and evaluate each one and pick it based on what we thought were the best-looking and the best-dressed properties.”

Councilman Glenn Grandis wore a Christmas sweater with flickering lights to the festivities, while Councilman Patrick Harper’s holiday-themed sweater displayed a wrapped gift across its

front. Forman said the first-place house was having a party on the night it was announced as the winner.

“What was really strange was they had people coming in,” he said. “We had about 30 people out there. We had the Troubadors out there. We had all of us. The mayor was there. We had some bystanders out there. Everybody was going in the house, carrying stuff in. ... This house is beautifully done. They had a little hockey rink and all kinds of stuff. It was ironic because all these people were going in and bringing their food and whatever they were bringing to the party, and nobody came out to see — from the homeowners — what was going on.

“If I had 13 people walking into my house saying, ‘Hey, there’s a bunch of people out front.’ Whether they thought it was just bystanders that were just coming by to admire it, or they didn’t realize it was a contest, until we knocked on the door, they didn’t come out. It was really cool, and they were totally



THE FIRST-PLACE winner of the Fountain Valley holiday decoration contest at 8803 Swallow Avenue in Fountain Valley on Sunday.

James Carbone

shocked.” The second-place prize of \$750 from FAM Vans went to 8752 Hudson River Circle, and the third-place prize of \$500 from Huntington Beach Auto Dealers Assn. went to 16321 Rose-

wood Street. Among the houses also mentioned as part of the honor roll, two came from the same street at Wintergreen Circle. Decorative ideas included lights wrapped

around palm trees, more lights strewn from awnings, and candy canes and snowmen on the front lawn. Forman said he believed the contest would draw wider participation if it returned.

“I believe that from what the community has seen, that should this contest be run again, then more people would sign up,” he said.

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Title Order No. : 2526207CAD Trustee Sale No. : 87526 Loan No. : 9160088330 APN : 938-940-82, 938-940-73 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/4/2023 . 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/9/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 8/7/2023 as Instrument No. 2023000190234 in book // //, page // // of official records in the Office of the Recorder of Orange County, California, executed by: 3151 AIRWAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor MIN HO CHOI, AN INDIVIDUAL AND HYUN SHIK SHIN, INDIVIDUAL , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3151 AIRWAY AVE #T-2 & #P-3 COSTA MESA, CA 92626. 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$571,607.08 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/11/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 T.S.# 87526. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87526 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. TS# 87526 / APN # 938-940-82, 938-940-73 LEGAL DESCRIPTION EXHIBIT "A" A LEASEHOLD IN AND TO A CONDOMINIUM COMPRISED OF: PARCEL 1: UNIT T-2 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED JANUARY 17, 1983 AS INSTRUMENT NO. 83-024926, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "CONDOMINIUM PLAN"), AND AS DEFINED IN THE DECLARATION OF RESTRICTIONS RECORDED JUNE 8, 1981 IN BOOK 14091, PAGE 437, OFFICIAL RECORDS (THE "DECLARATION OF RESTRICTIONS"), AND THE DECLARATION OF ANNEXATION RECORDED JANUARY 17, 1983 AS INSTRUMENT NO. 83-024927, OFFICIAL RECORDS, AND AMENDMENT THERETO RECORDED FEBRUARY 14, 1983, AS INSTRUMENT NO. 83-070391, OFFICIAL RECORDS (COLLECTIVELY THE "DECLARATION OF ANNEXATION, AS AMENDED"), AND LOCATED ON THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 2 OF PARCEL MAP 79-391, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, SAID MAP BEING FILED IN BOOK 153, PAGES 1 AND 2 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, (THE REAL PROPERTY), PARCEL 1A: AN UNDIVIDED 1.690/74.576THS INTEREST IN AND TO THOSE PORTIONS OF THE COMMON AREA, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, AND AS DEFINED IN THE DECLARATION OF RESTRICTIONS, AND THE DECLARATION OF ANNEXATION, AS AMENDED, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS LOCATED ON THE REAL PROPERTY, BUT EXCLUDING THEREFROM ALL CONDOMINIUM UNITS. PARCEL 1B: A NON-EXCLUSIVE EASEMENTS AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA DESCRIBED IN PARCEL 2 ABOVE. PARCEL 1C: AN UNDIVIDED 1.690/74.576THS INTEREST IN THAT PORTION OF THE COMMON AREA, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, EXCEPTING THEREFROM ALL CONDOMINIUM UNITS, ALL BUILDINGS AND OTHER IMPROVEMENTS LOCATED THEREON. PARCEL 1D: A NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THAT PORTION OF THE COMMON AREA DESCRIBED IN PARCEL 4 ABOVE. APN: 938-940-82 THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A LEASEHOLD IN AND TO A CONDOMINIUM COMPRISED OF: PARCEL 2: UNIT NO. P-3, AS SHOWN ON THE CONDOMINIUM PLAN RECORDED JANUARY 17, 1983 AS INSTRUMENT NO. 83-024926 OF OFFICIAL RECORDS, AND AS DEFINED IN THE DECLARATION OF RESTRICTIONS RECORDED JUNE 8, 1981 IN BOOK 14091, PAGE 437 OF OFFICIAL RECORDS, THE DECLARATION OF ANNEXATION RECORDED ON JANUARY 17, 1983 AS INSTRUMENT NO. 83-024927 OF OFFICIAL RECORDS AND AMENDMENT THERETO RECORDED ON FEBRUARY 14, 1983 AS INSTRUMENT NO. 83-070391 OF OFFICIAL RECORDS. PARCEL 2A: AN UNDIVIDED 2712/74.576THS INTEREST IN AND TO THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 79-391, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 153, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS COMMON AREA ON SAID CONDOMINIUM PLAN, AND AS DEFINED IN SAID DECLARATION OF RESTRICTIONS AND THE DECLARATION OF ANNEXATION, AS AMENDED, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS, BUT EXCLUDING THEREFROM ALL CONDOMINIUM UNITS, AS CONVEYED IN DEED FROM EXECUTIVE GUILD - JOHN WAYNE AIRPORT PHASE II, A JOINT VENTURE IN THE FORM OF A CALIFORNIA GENERAL PARTNERSHIP TO GUILDHOUSE CONSULTANTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP RECORDED NOVEMBER 5, 1984 AS INSTRUMENT NO. 84-456230 OF OFFICIAL RECORDS. PARCEL 2B: A NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA, AS DEFINED ON SAID CONDOMINIUM PLAN, AND AS DEFINED IN SAID DECLARATION OF RESTRICTIONS AND SAID DECLARATION OF ANNEXATION, AS AMENDED, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS, BUT EXCLUDING THEREFROM ALL CONDOMINIUM UNITS, AS CONVEYED IN DEED FROM EXECUTIVE GUILD - JOHN WAYNE AIRPORT PHASE II, A JOINT VENTURE IN THE FORM OF A CALIFORNIA GENERAL PARTNERSHIP TO GUILDHOUSE CONSULTANTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP RECORDED NOVEMBER 5, 1984 AS INSTRUMENT NO. 84-456230 OF OFFICIAL RECORDS. PARCEL 2C: A NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA, AS DEFINED ON SAID CONDOMINIUM PLAN, AND AS DEFINED IN SAID DECLARATION OF RESTRICTIONS AND SAID DECLARATION OF ANNEXATION, AS AMENDED, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS, BUT EXCLUDING THEREFROM ALL CONDOMINIUM UNITS, AS CONVEYED IN DEED FROM EXECUTIVE GUILD - JOHN WAYNE AIRPORT PHASE II, A JOINT VENTURE IN THE FORM OF A CALIFORNIA GENERAL PARTNERSHIP TO GUILDHOUSE CONSULTANTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP RECORDED NOVEMBER 5, 1984 AS INSTRUMENT NO. 84-456230 OF OFFICIAL RECORDS. PARCEL 2D: A NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA, AS DEFINED ON SAID CONDOMINIUM PLAN, AND AS DEFINED IN SAID DECLARATION OF RESTRICTIONS AND SAID DECLARATION OF ANNEXATION, AS AMENDED, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS, BUT EXCLUDING THEREFROM ALL CONDOMINIUM UNITS, AS CONVEYED IN DEED FROM EXECUTIVE GUILD - JOHN WAYNE AIRPORT PHASE II, A JOINT VENTURE IN THE FORM OF A CALIFORNIA GENERAL PARTNERSHIP TO GUILDHOUSE CONSULTANTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP RECORDED NOVEMBER 5, 1984 AS INSTRUMENT NO. 84-456230 OF OFFICIAL RECORDS. APN: 938-940-73

Title Order No. : 15952085 Trustee Sale No. : 87525 Loan No. : 9160088328 APN : 938-94-069, 938-94-070 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/4/2023 . 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/9/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 8/7/2023 as Instrument No. 2023000190237 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: 3151 AIRWAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor JONG CHUL PARK , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3151 AIRWAY AVE #N-1 & #N-2 COSTA MESA, CA 92626. 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$571,508.42 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/11/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 T.S.# 87525. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87525 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. TS# 87525 / APN # 938-94-069, 938-94-070 LEGAL DESCRIPTION EXHIBIT "A" A Leasehold in and to a Condominium comprised of: Unit No. N-1 as shown on the Condominium Plan recorded January 17, 1983 as Instrument No. 83-024926 of Official Records, and as defined in the Declaration of Restrictions recorded June 8, 1981 in Book 14091, Page 437 of Official Records, the Declaration of Annexation recorded on January 17, 1983 as Instrument No. 83-024927 of Official Records and Amendment thereto recorded on February 14, 1983 as Instrument No. 83-070391 of Official Records. Parcel 1A: An undivided 2568/74.576ths interest in and to those portions of Parcel 2 of Parcel Map No. 79-391, in the City of Costa Mesa, County of Orange, State of California, as shown on a Map filed in Book 153, Pages 1 and 2 of Parcel Maps, in the Office of the County Recorder of said County, shown and defined as Common Area on said Condominium Plan, and as defined in said Declaration of Restrictions and the Declaration of Annexation, as amended, consisting of buildings and other improvements, but excluding therefrom all Condominium Units, as conveyed in Deed from Executive Guild - John Wayne Airport Phase II, a joint venture in the form of a California General Partnership to Guildhouse Consultants, LTD., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 1B: A non-exclusive easement and right to use those portions of the Common Area, as defined on said Condominium Plan, and as defined in said Declaration of Restrictions and said Declaration of Annexation, as amended, consisting of buildings and other improvements, but excluding therefrom all Condominium Units, as conveyed in Deed from Executive Guild - John Wayne Airport Phase II, a joint venture in the form of a California General Partnership to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 1C: An undivided 2568/74.576ths interest in and to that portion of the Common Area, as shown and defined on said Condominium Plan, and as defined in said Declaration of Restrictions and said Declaration of Annexation, as amended, but excluding therefrom all Condominium Units, all buildings and other improvements located thereon, as excepted in Deed from Executive Guild - John Wayne Airport Phase II, a joint venture in the form of a California General Partnership to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 1D: A non-exclusive easement and right to use those portions of the Common Area, as defined on said Condominium Plan, and as defined in said Declaration of Restrictions and said Declaration of Annexation, as amended, consisting of buildings and other improvements, but excluding therefrom all Condominium Units, as conveyed in Deed from Executive Guild - John Wayne Airport Phase II, a joint venture in the form of a California General Partnership to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 2C: A non-exclusive easement and right to use those portions of the Common Area, as defined on said Condominium Plan, and as defined in said Declaration of Restrictions and said Declaration of Annexation, as amended, consisting of buildings and other improvements, but excluding therefrom all buildings and other improvements located thereon, as excepted in Deed from Executive Guild - John Wayne Airport Phase II to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 2B: Non-exclusive easement and right to use those portions of the common area, as defined on the Condominium Plan, consisting of buildings and other improvements, as conveyed in deed from Executive Guild - John Wayne Airport Phase II to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 2C: An undivided 3042/74.576ths Subleasehold interest in and to that portion of Parcel 2 of Parcel Map No. 79-391, as shown on a map filed in Book 153, Pages 1 and 2 of Parcel Maps, in the office of the County Recorder of Orange County, California, shown and defined as "Common Area" on the Condominium Plan, consisting of buildings and other improvements, as conveyed in deed from Executive Guild - John Wayne Airport Phase II to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records. Parcel 2D: A non-exclusive easement and right to use that portion of the common area, as defined on the Condominium Plan. Excepting therefrom all buildings and other improvements located thereon, as excepted in deed from Executive Guild - John Wayne Airport Phase II to Guildhouse Consultants, Ltd., a California Limited Partnership recorded November 5, 1984 as Instrument No. 84-456230 of Official Records of said Orange County. APN: 938-94-070

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