

Daily Pilot

THURSDAY, JULY 20, 2023 // dailypilot.com



Photos by Spencer Grant

FOUNTAIN VALLEY City Councilman Jim Cunneen presents a certificate of appreciation to former Dodgers player Rudy Law, as state Sen. Janet Nguyen looks on at the new 1.2-acre Moiola Park on Saturday. The original opening had been scheduled in March but was canceled by rain.

Rains long gone, Fountain Valley opens its 20th park

BY ANDREW TURNER

Four months after Fountain Valley had planned to celebrate the opening of its 20th park, the city finally commemorated the achievement with a ribbon-cutting ceremony on Saturday.

Warm weather and a cloudless sky, the ideal conditions for a day outdoors, greeted those on hand to mark the opening of Moiola Park, which is located at 9790 Finch Ave. The ceremony, originally scheduled for March, had been delayed due to frequent rain earlier in the year.

The 1.12-acre park was built on the site of the former Fred Moiola Elementary, a school that served students from kindergarten through eighth grade but was shuttered in



See *Park*, page A5 **COMMUNITY MEMBERS** and local officials join in a ribbon-cutting ceremony for Moiola Park.

Former H.B. High principal heads to Edison



Courtesy of Huntington Beach Union High School District

DANIEL MORRIS has been named the new principal at Edison High. He had been the principal at Huntington Beach High since 2015.

BY ANDREW TURNER

After spending the last eight years as the principal of Huntington Beach High School, Daniel Morris has joined Edison High School in the same role.

Huntington Beach Union High School District officials announced the move Tuesday, signaling a homecoming for Morris, who returns to the school where his administrative career with the district began in 2006. Morris was an assistant principal for four years at Edison.

The announcement comes after former Edison principal Jennifer Graves resigned her position last month. In making the decision, Graves said she would serve as an assistant principal at Huntington Beach Adult School.

“Coming full circle by returning to Edison is something I have always had in my thoughts,” Morris said in a statement. “I look forward to working with the Charger students, staff and community to build upon what Principal Graves and her team worked so hard to create. Edison has a legacy of excellence and is a pillar in the community. I am anxious to get started and can’t be more proud to be a Charger.”

Morris arrived at Huntington Beach in 2015, following a two-year stint as director of alternative education for the Irvine Unified School District. Prior to that, his time in the Huntington Beach Union High School District saw him serve as an assistant principal.

See *Principal*, page A6

Nature preserve upgrades on the horizon

Public is invited to Muth Interpretive Center on July 24 to learn about coming improvements to Santa Ana-Delhi Channel.

BY LILLY NGUYEN

On a bright, warm morning Tuesday, runners, bikers and joggers made their way down a low, curving path that led them to the Upper Newport Bay Nature Preserve. Visitors followed the path across the Bayview Trail Bridge, from which ducks could be observed paddling and fish leaping in the water below.

This is the site of the Santa Ana-Delhi Channel Improvement Project, and Orange County Public Works hopes both area residents and visitors to the preserve can weigh in on the upcoming infrastructure work.

The channel was built in 1965. Roughly 11 miles long, it extends from Upper Newport Bay to Warner Avenue. Much of the work has been completed upstream, according to county officials. Project manager Melissa Pasa said plans for the project area — from the intersection of Mesa Drive and Irvine Avenue to the Bayview Trail Bridge — have been around for some time.

The environmental impact report was completed in the 1990s, but studies and stakeholder agreements delayed the project’s official start date until next year, though officials will hold an open house for the public on Monday at the Muth Interpretive Center from 5 to 7 p.m. to answer questions and gather input.

Pasa said stakeholders include the California Coastal Commission, regional water control boards, the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, OC Parks and OC Public Works.

“We really needed to do our

See *Upgrades*, page A4

ALSO FROM THE DAILY PILOT:



Courtesy of Bronny Daniels

SKIPPER OF ALL AGES TOOK PART IN SUNDAY’S FLIGHT OF NEWPORT PAGE A5

Fresh off a makeover, Bommer Canyon Cattle Camp reopens

BY SARA CARDINE

A rustic venue situated among a grove of mature sycamores in Irvine’s pristine Bommer Canyon Preserve — shuttered for two years to accommodate a \$4.2-million facilities renovation — is back online after a grand reopening Saturday.

The site’s iconic Cattle Camp, which has stood on the property since 1967, underwent a major rehabilitation that included construction of a stage, a bridal suite and catering kitchen, along with accessibility improvements, installation of a sewer line and new restrooms.

Irvine officials convened Saturday with local dignitaries, residents and James Irvine, whose forebears owned the land for more than a century before donating a portion to the city, in a ribbon-cutting ceremony.

The moment was the culmination of more than two years of construction and several years of planning with input from local residents and stakeholders, according to Stacy DeLong, a senior project manager for the city of Irvine.

“Before, there were very rudimentary trailer-style buildings that were in a state of disarray,” DeLong said. “The idea was to totally update and renovate the facilities, make it fully ADA accessible and just enhance the use to the community.”

Although used more recently as a venue that could be reserved for private parties, camp-outs and rustic weddings, the camp marks the spot where ranchers would historically bring large quantities of cattle to be branded, disinfected and inoculated against dis-



Courtesy of the city of Irvine

THE CITY OF Irvine on Saturday reopened a former cattle camp at Bommer Canyon Preserve after a \$4.2-million facilities renovation. The camp was first established on the property 56 years ago.

See *Camp*, page A6

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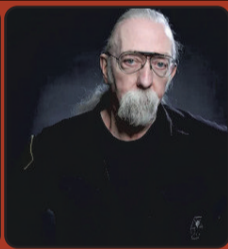
THU, JUL 20
DAVID NAIL

WED, AUG 2
ERIC GALES

FRI, AUG 4
PABLO CRUISE

SAT, AUG 5
HONK

- 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**
- 8/23 **JEFF "SKUNK" BAXTER**
- 8/25 **SUPER DIAMOND (NEIL DIAMOND TRIBUTE)**
- 8/26 **SUPER DIAMOND (NEIL DIAMOND TRIBUTE)**
- 8/31 **GILBY CLARKE AND THE KEEF RICHARDS**
- 9/1 **BANG TANGO / ENUFF Z'NUFF**
- 9/2 **THE PETTY BREAKERS (TOM PETTY TRIBUTE)**
- 9/13 **SAMANTHA FISH / ERIC JOHANSON**
- 9/14 **THE MAN IN BLACK (JOHNNY CASH TRIBUTE)**
- 9/15 **DON McLEAN**
- 9/16 **'THE AMERICAN PIE' 50TH ANNIVERSARY TOUR**
- 9/16 **THE FENIANS**
- 9/16 **- HALF WAY TO ST. PATRICK'S DAY**
- 9/17 **BENISE: FIESTA!**
- 9/20 **PHANTOM PLANET / RANGLIFE**
- 9/21 **KEIKO MATSUI**
- 9/22 **AL STEWART / THE EMPTY POCKETS**
- 9/23 **BEATLES VS STONES**
- 9/23 **- 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**
- 10/6 **BULLETTYOYS**
- 10/6 **WITH SPECIAL GUESTS XYZ**
- 10/7 **RONDSTADT REVIVAL (LINDA RONDSTADT TRIBUTE)**
- 10/8 **LOUIE CRUZ BELTRAN**
- 10/12 **CRYSTAL BOWERSOX**
- 10/13 **DESPERADO (EAGLES TRIBUTE)**



FRI, AUG 18
SPYRO GYRA

WED, AUG 23
JEFF "SKUNK" BAXTER

THU, SEP 21
KEIKO MATSUI

SUN, SEP 24
MOLLY HATCHET

- 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)**
- 10/29 **MARTIN SEXTON**
- 10/31 **OINGO BOINGO FORMER MEMBERS**
- 11/1 **RIDERS IN THE SKY (ACOUSTIC WESTERN COWBOY MUSIC AND HUMOR)**
- 11/2 **ZEBRA**
- 11/3 **LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)**
- 11/4 **LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)**
- 11/5 **BEN OTTEWELL / IAN BALL**
- 11/8 **RODNEY CROWELL**
- 11/9 **THE YOUNG DUBLINERS**
- 11/10 **WHICH ONE'S PINK? "Wish You Were Here"**
- 11/11 **WHICH ONE'S PINK? "DARK SIDE OF THE MOON"**
- 11/12 **WISHBONE ASH**
- 11/15 **LEONID & FRIENDS (CHICAGO TRIBUTE)**
- 11/16 **LEONID & FRIENDS (CHICAGO TRIBUTE)**
- 11/18 **ABBAFAB (ABBA TRIBUTE)**
- 11/19 **COCO MONTOYA**
- 11/22 **QRST (QUEEN/RUSH/STYX 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**
- 12/8 **GENE LOVES JEZEBEL / BOW WOW WOW**
- 12/16 **GARY HOEY'S ROCKIN HOLIDAY SHOW**
- 12/22 **AMBROSIA: A VERY SPECIAL HOLIDAY SHOW**

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THE DAILY COMMUTER PUZZLE

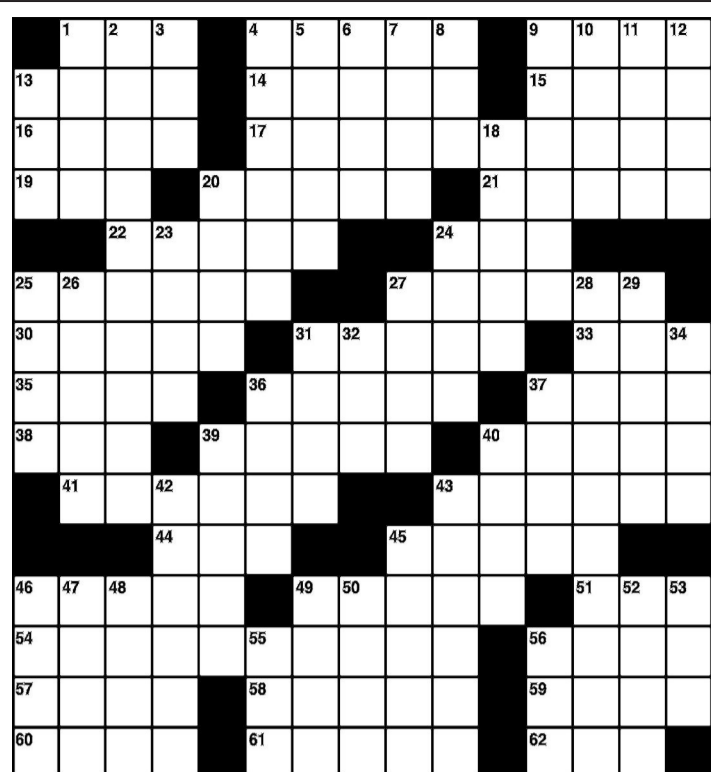
By Jacqueline E. Mathews

ACROSS

- 1 Armed conflict
- 4 _ up; totaled
- 9 Dull in color
- 13 Thin flat bread
- 14 Long for
- 15 Go higher
- 16 West Point team
- 17 Unjustly oppressive
- 19 Name for 13 popes
- 20 Parents
- 21 Happening
- 22 Frightening
- 24 Name with Fannie or Ginnie
- 25 Calf-length women's pants
- 27 European capital city
- 30 Aisle walker
- 31 Appeals
- 33 Arrest
- 35 Ragout
- 36 Actor Keith
- 37 Bee's home
- 38 Pay-_-view
- 39 Lose vital fluid
- 40 Ill-_; doomed
- 41 Gain back, as losses
- 43 Dangers
- 44 Tool with a blade
- 45 _ queen; emotional one
- 46 Make points
- 49 Thrusting weapon
- 51 _ Mahal
- 54 In a strong way
- 56 Rank's partner, in phrase
- 57 Dollar bills
- 58 Treasure stash
- 59 Disoriented
- 60 Actress Harper
- 61 Scare off
- 62 Chocolate candy bar

DOWN

- 1 Electrician's



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.


								7
			3	1			4	9
		4	2		8	1		
6			4				2	
	8	7		3	9			
9			5				4	
	6	9		4	5			
3	9		8	1				
8								

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

- supply
- 2 Ambience
- 3 Sunbeam
- 4 Cast members
- 5 In an unemotional way
- 6 Unilluminated
- 7 Gabor & others
- 8 Lion's hideaway
- 9 Silly talk
- 10 Sushi staple
- 11 As strong _ ox
- 12 Suspenders alternative
- 13 Crony
- 18 Gets closer to


- 20 Unbiased
- 23 Rowing team
- 24 Cruel
- 25 Part of a tooth
- 26 Fall flower
- 27 Rosary piece
- 28 New club member's rite
- 29 Type of orange
- 31 Make ready, for short
- 32 Whopper
- 34 Flower gardens
- 36 Navy or azure
- 37 Injure
- 39 Snub-nosed dog
- 40 Terror
- 42 Warm welcome
- 43 Hail Mary, for one
- 45 Dig
- 46 Blemish
- 47 Scoop holder
- 48 Is in the red
- 49 "Of course!"
- 50 Burial site
- 52 To boot
- 53 JFK arrival
- 55 1-800-Flowers competitor
- 56 Respiratory bug

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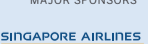


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File Photo

THE COUNTY wants to acquire and rehabilitate the 120-room Travelodge at 1400 Bristol St. in Costa Mesa with a \$6,781,520 loan.

Board of Supervisors approves plans for Project Homekey development in Costa Mesa

BY CITY NEWS SERVICE

The Orange County Board of Supervisors Tuesday approved plans to apply for a state Project Homekey grant to acquire a motel in Costa Mesa to refurbish it and provide low-cost housing and shelter.

The county wants to acquire and rehabilitate the 120-room Travelodge at 1400 Bristol St. with a \$6,781,520 loan.

Supervisor Doug Chaffee said he "strongly supports" the Homekey program but added he was concerned about the debt servicing of the project.

"At some point the amount of debt owed will exceed the value of the project, probably by a multiple of times, and the reality is when it comes time to pay it some of it

may have to be written off or may be a gift and not collectible," Chaffee said.

Supervisor Katrina Foley, who made the proposal, said she agreed with Chaffee on that issue.

"I am concerned about the cost as well," she said. "[But] we do have a revenue source because of a restaurant and a Tesla charging station on site."

Foley said she was hopeful that the contract will be structured so the county and its partners on the project, Costa Mesa and Newport Beach, "will have a share of that revenue that can pay toward the debt service."

Foley said she also wanted county officials to push for vouchers for veterans in the project. Officials said they have reached

out to the Veterans Administration to improve the vouchers.

Foley said she preferred razing the motel and building new housing in its place, but developers said that would take longer than the required year for the project to be done.

Officials said they believe it would cost more to demolish and rebuild the housing, but Foley said she believes it may be the other way around and it would allow for a better design.

Foley asked county officials to lobby for more time for Project Homekey developments.

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Orthopedic surgeon gets jail time in bribery case

BY CITY NEWS SERVICE

An orthopedic surgeon was sentenced Friday to 33 months in federal prison for accepting more than \$315,000 in bribes and kickbacks for performing spinal surgeries at a now-defunct Long Beach hospital whose owner was imprisoned for committing workers' compensation insurance fraud.

David Payne, 65, of Irvine, was also fined \$20,000 and ordered to forfeit \$316,597, according to the U.S. Attorney's Office.

Payne was found guilty in March in downtown Los Angeles of one count each of conspiracy and use of an interstate facility in aid of bribery, and two counts of honest services wire fraud.

According to court documents and evidence presented at trial, Michael Drobot — the owner of Pacific Hospital — conspired with doctors, chiropractors and marketers to pay kickbacks and bribes in return for the referral of patients to the hospital for spinal surgeries and other medical services.

The services and surgeries were paid for primarily through the California workers' compensation system.

During its final five years, the scheme resulted in the submission of more than \$500 million in medical bills for spinal surgeries involving kickbacks.

Payne received bribes from Drobot of up to \$15,000 for each spinal surgery that he performed at Pacific Hospital. The top bribe payment was for lumbar spinal surgeries Payne performed on patients at the hospital with implants from one of Drobot's companies. Drobot and Payne covered up the bribes by disguising them as payments for marketing services and fees based on a sham contract, evidence showed.

In April 2013, law enforcement searched Pacific Hospital, which was sold later that year, bringing the kickback scheme to an end.

To date, two dozen defendants, among them doctors and surgeons, have been convicted for participating in the scheme, federal prosecutors said.

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Legal Notices

Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday July 26, 2023 at 1:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.
Gina L Dunn
Mary A Cowdrick
Mary A Cowdrick
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this July 13, 2023 and July 20, 2023 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 91745 (714) 966-9901
7/13, 7/20/23
CNS-3718663#
DAILY PILOT

Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday July 26, 2023 at 2:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.
Keith Evora Richardson
Betty Lynn Rigdon
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this July 13, 2023 and July 20, 2023 by Woodbridge Self Storage, 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900
7/13, 7/20/23
CNS-3718658#
DAILY PILOT

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING - MESA WATER DISTRICT CONCERNING CONTINUATION AND AUTHORIZING COLLECTION OF EXISTING MESA WATER CAPITAL CHARGES FOR FISCAL YEAR 2023-24 BY THE OFFICE OF THE ORANGE COUNTY TREASURER-TAX COLLECTOR AND AVAILABILITY OF SECRETARY'S REPORT FOR FISCAL YEAR 2023-24
Wednesday, July 26, 2023
4:30 p.m. or as soon thereafter as the matter may be heard
Mesa Water District Boardroom
1965 Placentia Avenue
Costa Mesa, CA 92627

NOTICE IS HEREBY GIVEN pursuant to California Health and Safety Code Section 5473.1, that the Board of Directors (Board) of Mesa Water District (Mesa Water) shall conduct a public hearing to receive public comments and protests with respect to the proposed method of collecting the Mesa Water annual Capital Charge for Fiscal Year 2023-24 by way of the Orange County property tax roll collection process.

The Mesa Water Capital Charge(s) proposed to be collected by way of the Orange County property tax roll collection process are described in the Secretary's Report (defined below) which is available for public review at <https://www.mesawater.org/rates-study>.

The General Manager has filed with the District Secretary a written report (Secretary's Report) containing a description of each and every parcel of real property against which the Capital Charge is to be collected by way of the County property tax roll. The Secretary's Report contains the amount of the Capital Charges for each parcel for the forthcoming fiscal year, computed in conformity with such Capital Charges as prescribed by the 2021 Mesa Water - Potable and Recycled Water Cost-of-Service and Rate Study Report.

How You Can Participate
Contact Mesa Water for more information or to ask questions: Call 949.631.1205 or email info@MesaWater.org.
Attend the Public Hearing: Mesa Water's Board will consider the proposal to levy a Capital Charge to be collected by way of the Office of the Orange County Treasurer-Tax Collector at the public hearing referenced above. This hearing will include the opportunity for the public to provide comments and submit written protests.

Written Protest(s): Any owner of a parcel of real property subject to the Capital Charge may object to having this fee collected through the County property tax bill system by filing with the District Secretary a written protest containing a legible signature of the property owner and identifying the parcel by address or assessor's parcel number. Written protests must be received no later than the conclusion of the public hearing on July 26, 2023. Written protests may be submitted during the public hearing or can be mailed or hand-delivered to: **Denise Garcia, Mesa Water District Secretary, 1965 Placentia Avenue, Costa Mesa, CA 92627** (Please call Denise Garcia at 949.631.1205, in advance, if hand-delivering.). **Protests presented or received after this date and time will not be considered or counted.** A postmark date is NOT acceptable. To be considered valid, each written protest must identify the affected property (either by assessor's parcel number or street address), indicate the protest to the capital charge levy and collection by way of the Office of the Orange County Treasurer-Tax Collector is being protested, and include the printed name and signature of the record property owner or tenant, as applicable. Only one protest per parcel or street address will be counted. Comments made by phone, fax, email, instant message, text, social media, MesaWater.org, or through other electronic means, will NOT be accepted or counted as formal written protests. All protests are subject to Mesa Water's current policies. Following the conclusion of such public hearing, the Board may take action to accept the Secretary's Report for Fiscal Year 2023-24 and to thereupon levy and collect such capital charges by way of the Orange County property tax roll process. If written protests are submitted by a majority of the owners of affected properties, the capital charge will not be imposed by way of the Orange County property tax roll process. If the Board takes such action, the capital charges so levied and collected would constitute a lien on the affected property(ies) pursuant to California Health and Safety Code Section 5473.5.
Published Daily Pilot July 13 and 20, 2023.

Legal Notices

NOTICE OF TRUSTEE'S SALE TS No. CA-22-948680-NJ Order No.: EOR20221117-6064870 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/14/1997. 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 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 duly appointed trustee. 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **PHILIP G HIRSCH, AN UNMARRIED MAN** Recorded: 1/14/1997 as Instrument No. **19970020843** of Official Records in the office of the Recorder of **ORANGE** County, California; Date of Sale: **8/7/2023 at 9:00 AM** Place of Sale: **At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room** Amount of unpaid balance and other charges: **\$103,968.25** The purported property address is: **121 29TH ST 3, NEWPORT BEACH, CA 92663** Assessor's Parcel No.: **932-840-72** **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 **800-280-2832** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-948680-NJ**. 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 **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-948680-NJ** 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's right against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION - TS No.: CA-22-948680-NJ IDSPub #0186562 7/6/2023 7/13/2023 7/20/2023**

Legal Notices

BSC 223654
NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT IRVING LEHMAN
30-2023-01335516-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: **ROBERT IRVING LEHMAN**
A PETITION FOR PROBATE has been filed by **TERI TROY** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **TERI TROY** 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 **August 17, 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:
RUTH A. BRISSENDEN
ATTORNEY AT LAW
P.O. BOX 7821
LAGUNA NIGUEL, CA 92607
Published in the HUNTINGTON BEACH INDEPENDENT on: 7/20, 7/27 & 8/3/2023

Legal Notices

BSC 223676
NOTICE OF PETITION TO ADMINISTER ESTATE OF: LILIANE ROSE AMR
30-2023-01334644-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: **LILIANE ROSE AMR**.
A PETITION FOR PROBATE has been filed by **PATRICK MICHAEL KOHLER** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **PATRICK MICHAEL KOHLER** 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 **August 09, 2023 at 1:30 p.m. in Dept. CM5** 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:
KEVIN VANDENBROEKE
LARSEN & RISLEY, INC.
3200 PARK CENTER DRIVE, STE 720
COSTA MESA, CA 92626
Published in the HUNTINGTON BEACH INDEPENDENT on: 7/20, 7/27 & 8/3/2023

CROSSWORD AND SUDOKU ANSWERS

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Daily Pilot

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Don Leach | Staff Photographer

A VIEW of Upper Newport Bay Nature Preserve, where O.C. Public Works plans a flood control improvement project.

UPGRADES

Continued from page A1

studies and analysis upfront to be able to get to where we are today," Pasa said. "And we're ready to go out to the community and hear their concerns and what they'd like to see as part of the project, make sure that they're part of our mailing and distribution lists so they can be informed of the project throughout the entire process."

The channel improvement project aims to provide flood control protection that meets current design standards, decrease the local scour along the channel and at the outlet to

Upper Newport Bay to reduce the sediment transported to it, and provide habitat restoration in the associated channel system. Improvements will also be made to recreational trails in the area.

"Essentially, what we'll be doing here is we'll be widening the channel about double its existing width, and we'll be replacing the Bayview Trail Bridge, which has experienced a lot of erosion," Pasa said. "It was actually rehabilitated in 2017 just to stabilize the foundations in preparation for this capital improvement project."

Pasa said the Santa Ana-Delhi channel is trapezoidal because of the amount of erosion it's experienced over the years. Most of the walls lining the channels were nearly vertical on Tuesday, which she said impacts Newport Bay as the transported sediment affects water quality. Adding habitat would slow water as it travels through the channel, she said.

The total cost of the project is expected to be around \$31.2 million, with construction expected to

See *Upgrades*, page A6

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Skippers of all ages join Sunday's Flight of Newport

BY LILLY NGUYEN

On a somewhat overcast afternoon last Sunday, boats were prepared and enjoyed a safe takeoff near Balboa Pavilion for the 87th annual Flight of Newport.

About 70 boats participated in the race. Those in the ICLA category vied for the Albert Soiland Trophy, which was named after the first commodore of the Newport Harbor Yacht Club. Along with that trophy came a new sail from West Coast Sailing. Other competitors also sought titles for the ILCA fleet, the First Girl, Youngest Boy, Youngest Girl, Oldest Person and First Married Couple in finishing the course.

Morgan Pinckney was the first-place winner in the ICLA/laser category to capture the Albert Soiland Trophy. Alex Curtiss was first in the H20 category and Madison Jones in the open division.

Others who had their names etched into perpetual trophies included Lynn



Courtesy of Bronny Daniels

BOATS SET SAIL around Newport Harbor in Flight of Newport, vying for the Albert Soiland Trophy and other awards.

Acosta, who took home the win as the "Top Female," and Leela McClain as the "Top Youngest Girl."

Tucker Strasser was 18th place overall in his division

but was named "Top Radical." Alden Morales followed Strasser at 19th in the Laser division and was named "Top Youngest Boy."

Rod Turner and his daughter, Ashley, took home the title of "Top Parent/Child," while Rich and Karen Luttrell won for "Top Married Couple."

Newport Harbor legend David Tingler was named "Top Oldest" participant in Flight of Newport.

The race is sponsored by the Commodores Club of

the Newport Beach Chamber of Commerce with assistance from the Balboa Yacht Club, where awards were distributed.

Flight of Newport started as Flight of the Snowbirds, before it was renamed in 1975 as Flight of the Lasers — an homage to the modern fiberglass boats called Lasers when organizers decided to move away from older wooden crafts.

The Flight of Newport was renamed in 2020 to be inclusive of other boats: ILCA, which were formerly known as Lasers, Harbor 20 and Tera RS boats.

"It's great to see the huge spread in age of the skippers in this race. Young kids to legends of the bay like Seymour Beek and Dave Tingler. The Flight of Newport has been the starting point for many young kids," said Brett Hemphill, a Commodore and co-chair of the Flight of Newport in a statement.

lilly.nguyen@latimes.com
Twitter: @lilibirds

PARK

Continued from page A1

2012.

Sandra Crandall, a Fountain Valley School District board member, said the district began as one that offered K-8 education, but a movement in the late 1990s pushed the district to establish middle schools. Some residents wished to preserve the K-8 configuration, and Moiola was the last of those schools, she said.

"What happened over the years with declining population was the K-8 school could not sustain itself," said Crandall, who worked as a kindergarten teacher and a reading specialist in her time at the school. "We didn't have a full math department there because the numbers weren't there, of students. The bulk of the parents really wanted the middle school experiences, and they kind of voted with their feet, so they went to our K-5 schools, and then our

three established middle schools."

Since its closure, the 13-acre school site had passed into different hands a few times. LePort Montessori, a private education institution, leased the property. The land was later sold to Brookfield Residential, then to another developer, Lennar, which resulted in the development of the park along with 74 new single-family homes.

City officials said the developer will be responsible for maintenance of the park for the first 10 years of its existence, and then that responsibility will transfer to the city.

"This is Moiola Park," Fountain Valley City Manager Maggie Le said. "It is open to the general public, and we're very excited to be here to provide this service and allow the community to have access to this new park."

Le's remarks were followed by presentations from local officials in attendance, including state Sen. Janet Nguyen and repre-

sentatives from the offices of Rep. Michelle Steel and Assemblyman Tri Ta.

Rudy Law, who played seven years of Major League Baseball with the Los Angeles Dodgers and the Chicago White Sox, was the star of the show. He played equal parts entertainer and educational advocate with the microphone in his hands.

"One of my greatest achievements besides baseball was earning the scholarship to go to San Jose State, because I didn't like school at all when I was coming up as a kid," Law said. "But I knew that I wanted to play baseball, so I was hitting the books. When it comes down to it, all you got to do is do your homework, concentrate, and you get smart."

The former speedster, who set the White Sox single-season record with 77 stolen bases in 1983, signed baseballs for families in attendance after the ribbon-cutting ceremony.

There were also baseball-re-

lated activities for the kids at the park. A tee had been set up with a bat and wiffle balls with which kids could play the over-the-line game.

Attendees who wore their sports jerseys could win prizes, and there was also a bounce house on site for the occasion.

In other park-related news, Ta presented a \$1-million check to the Fountain Valley Community Foundation at Tuesday night's City Council meeting. The funds are being contributed toward the universally accessible playground to be installed at the Fountain Valley Sports Park.

"We are so thrilled," a gracious Mayor Kim Constantine said of the contribution to the city. "This is going to enhance our Sports Park tremendously. Everybody can play together and come together and be together. We're so excited about this. We really are."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN



Spencer Grant

WITH DAD Matthew helping and Jacob Hurwitz, 7, looking on, 2-year-old Martin Langer smacks a wiffle ball over distance tapes in Moiola Park.

Los Angeles Times

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IRVINE RANCH Conservancy CEO Michael O'Connell, left, with Supervisor Katrina Foley, Irvine Councilwoman Kathleen Treseder, James Irvine, Mayor Farrah Khan, Mary Ann Gaïdo and council members Mike Carroll and Larry Agran, cut the ribbon Saturday on a newly renovated Bommer Canyon Cattle Camp.



Courtesy of the city of Irvine

CAMP

Continued from page A1

Today, vestiges of equipment and infrastructure remain on the property and in an adjacent 1-acre interpretive Nature Park restored in April with native plant species that would have appeared on the landscape centuries ago. An iconic water tank at the camp has been renovated and now serves as a 22,000-gallon fire suppression system that can be used to protect the vicinity in the event of a wildfire. DeLong said Tuesday the city and construction crews worked carefully to avoid disrupting any natu-

ral habitat throughout the construction process, a move that delayed the camp's reopening. "There were a couple of red-shouldered hawks nesting very near our work space, so we had to stop for a couple of months while they were doing their activities," he added. "A lot of efforts were made to be respectful of that fact and respectful of the historical nature of the space." On Monday, the city began accepting reservations for newly renovated space for the remainder of the reservation season, which ends in October. But access to the Cattle Camp and nearby Nature Park will open to the public during the area's Wilder-

ness Access days on the third Saturday of each month. "There are picnic tables out there and adjacent trails where you could go on a hike, come back then sit under beautiful trees or just hang out," DeLong said. "We definitely want residents and visitors to enjoy the area." For more information on the Bommer Canyon Preserve, including locations and hours, visit cityofirvine.org/parks-facilities/bommer-canyon-preserve. To learn more about reserving the Cattle Camp, contact (949) 724-6620 or email reservations@cityofirvine.org. sara.cardine@latimes.com Twitter: @SaraCardine

PRINCIPAL

Continued from page A1

pal at Huntington Beach Adult School, as well as Coast and Marina high schools. A Cal State Fullerton graduate with a bachelor's degree in history, Morris earned a master's degree in education administration from Alliant International University. The new leader received several honors in his time with the Oilers. He was named a regional secondary principal of the year by the Assn. of California School Administrators in 2021 and recognized with the Arts Administrator Award by the Orange County Music and Arts Administrators earlier this year. "It has been an honor to be an Oiler for the last eight years," Morris added. "I am sad to be leaving Huntington Beach High School but proud of what our students, staff and community accomplished to make the Oiler campus a premier, academic, athletic and arts institution that is nationally recognized. We did this together. There is a lot to be proud of, and a great team is in place to continue this legacy." andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



THE BAYVIEW Trail Bridge will be replaced with one that spans the width of the channel.

Don Leach

UPGRADES

Continued from page A4

begin in fall 2024. "We need to reduce erosion along this entire channel system to ensure that we can move the storm water safely from upstream to the bay. This bridge is also heavily used by pedestrian cyclists, so we want to make sure that the trails can stay open," Pasa said. "If there's too much erosion here, that bridge will have to close and would have to have emergency repairs. "This project is getting ahead of that, and so was the rehabilitation we did in 2017. We're doing this capital project now to address the erosion so that it's planned, and that we can keep the trails open as much as possible ... this segment's the last piece of the puzzle. What [this project's] doing is upgrading our flood control

channel to current design standards and providing 100-year storm protections." Pasa noted the team is also acknowledging the adaptive nature of the improvements with relationship to climate change and sea level rise. The hope, she said, is to bring the contractor on board during the final design phase so it can provide its methodology before OC Public Works goes back out to the community to answer questions of what they can expect during construction work. Monday's open house will also feature experts, volunteers who see and work with the preserve and some of the engineers involved in the project. The Muth Interpretive Center is located at 2301 University Drive, Newport Beach. lillynguyen@latimes.com Twitter: @lillibirds

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LEGAL NOTICES 1300

Name Change

ORDER TO SHOW CAUSE FOR A CHANGE OF NAME CASE NO. 23FL000454 Petitioner or Attorney (name, state, bar, and address): Katherine Elizabeth Hinkel 411 Vista Suerte, Newport Beach, CA 92660 TO ALL PERSONS INTERESTED: Petitioner Katherine Elizabeth Hinkel filed a petition with this court for a decree changing names as follows: Present Name Claude Henry Miller V Proposed Name Henry Cole Hinkel THE COURT ORDERS that all persons interested in this matter 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 days before the

Name Change

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 DATE: 7-26-23 TIME: 8:30 AM DEPT: L74 ROOM: n/a (REMOTHE HEARING) The address of the court is: SUPERIOR COURT OF CALIFORNIA County of Orange 341 The City Drive South, Orange, CA 92868 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 newspaper of general circulation, printed in this county. Dated: April 27, 2023 DAVID H. YAMASAKI Clerk of the Court Published in the Daily Pilot 06/29/23, 07/06/23, 07/13/23, 07/20/23

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BSC 223630 NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOIS A. HORNESS 30-2023-01333362-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: LOIS A. HORNESS. A PETITION FOR PROBATE has been filed by ESTHER L. DIEFFENWIERTH in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ESTHER L. DIEFFENWIERTH 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 August 03, 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: LANI M. GOODMAN, ESQ. SUNDSTEDT & GOODMAN PC 7755 CENTER AVE, 11TH FLOOR HUNTINGTON BEACH, CA 92647 Published in the HUNTINGTON BEACH INDEPENDENT on: 7/13, 7/20 & 7/27/2023

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Elementary Teacher. Educate & instruct students to help prepare them for middle school. Req. Bach. in Educ., Elementary School Educ., or rel. field or foreign equiv. & 1 yr exp in job or 1 yr exp as Teacher or rel. occup. Any suitable combo of educ. training &/or exp is acceptable. Jobsite: Gardena, CA. Main office located at Southern California Conference of Seventh-Day Adventists, Glendale, CA. Wage range: \$56,900/yr to \$72,550/yr. Send resume to local office: C. Ishii, 16110 La Salle Ave., Gardena, CA 90247.

BSC 223649 NOTICE OF PETITION TO ADMINISTER ESTATE OF: PEGGY J. SERVAAS 30-2023-01334063-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: PEGGY J. SERVAAS. A PETITION FOR PROBATE has been filed by Coleen May Guest in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Coleen May Guest 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 August 09, 2023 at 1:30 p.m. in Dept. CM5 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: ANNIE R. PARENZAN, ESQ. ATTORNEY AT LAW 18090 BEACH BLVD, SUITE 8 HUNTINGTON BEACH, CA 92648 Published in the HUNTINGTON BEACH INDEPENDENT on: 7/20, 7/27 & 8/3/2023

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Legal Notices

TS No: CA08000167-21-2 APN: 141-372-10 TO No: 230008265-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 21, 2005. 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 August 28, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 27, 2005 as Instrument No. 2005000322683, of official records in the Office of the Recorder of Orange County, California, executed by PAMELA MARTINEZ AND KENNETH MARTINEZ HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of EQUITY OPTIONS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 452 SWARTHMORE LANE, 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 without covenant or warranty, express 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 the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations 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 Trustee's Sale is estimated to be \$722,771.55 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000167-21-2. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000167-21-2 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 11, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000167-21-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0437680 To: ORANGE COAST DAILY PILOT 07/20/2023, 07/27/2023, 08/03/2023

Legal Notices

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