Daily Pilot

THURSDAY, JANUARY 11, 2024 /// dailypilot.com



Photos by Don Leach | Staff Photographer

GUESTS AND community members tour the new Robyne's Landing student transitional living home in Huntington Beach on Wednesday.

A safe place to call home

Run by Huntington Beach nonprofit Robyne's Nest, transitional living house Robyne's Landing aims to provide support for at-risk high school students.

BY MATT SZABO

A nest is ideal.

But sometimes birds — or high school students — who take flight also just need a landing place for a while.

Robyne's Landing, a transitional living house for abandoned and severely neglected students that will be operated by Huntington Beach nonprofit Robyne's Nest, held a grandopening ceremony Wednesday morning.

The four-bedroom, four-bathroom house on Lindsay Lane was heavily renovated after it was purchased.

"It was a vision long-coming," Robyne's Nest executive director Robyne Wood said. "Kids need a home, and it takes a village. We did housing for five or six years, and it was just constantly turn-

ing."
Wood said Robyne's Nest was renting a house for three years,

See **Home**, page A3



ROBYNE WOOD, executive director of Robyne's Nest, thanks guests, builders and community members during Wednesday's ceremony.

Costa Mesa planning head Jennifer Le leaving City Hall for job with Irvine Co.

BY SARA CARDINE

After deftly navigating Costa Mesa safely through an economically crippling COVID-19 pandemic and helping shape policies related to housing, land use and retail cannabis businesses as the city's economic and development services director, Jennifer Le is leaving

Her departure was announced Mon-

day in a news release issued by city officials, who stated Le has accepted a position as senior director of entitlements for the Irvine Co. Her last day on the job will be Jan. 22.

Le first arrived at the city in 2017, coming on board as assistant director of development services, where she worked on short-term rentals and provided oversight of cannabis manufacturing businesses permitted under Measure X and the city's housing element, a document that guides future citywide growth.

Three years later, Le was promoted to head Economic and Development Services and played a lead role in implementing the city's sober living ordinances, helping businesses survive through pandemic-era shutdowns and,

See Leaving, page A3 Jennifer Le



Witte Hall garners narrow approval in N.B.

Construction on the library lecture hall, at an estimated \$23.5-million cost overall, is expected to begin this spring.

BY LILLY NGUYEN

After a roughly two-hour hearing Tuesday on a pair of intertwined agenda items, the library lecture hall project in Newport Beach will move ahead, following the approval by a divided City Council of a \$19.1-million construction contract.

The cost of the lecture hall, to be known as Witte Hall, will be split evenly between the Newport Beach Public Library Foundation and the city. The City Council also approved updates for the memorandum of understanding between the two parties to require the foundation to provide the lower number between \$11.7 million or 50% of the total project cost — an estimated \$23.5 million, including \$1.4 million incurred in design costs.

"The Newport Beach Public Library Foundation is extremely pleased with the vote by the City Council to approve the memorandum of understanding with the foundation," said Foundation chief executive Jerold Kappel. "We fully anticipate that the hall will be used significantly by not only the library and the foundation but other organizations throughout the state. It is meant to be a civic space and our goal is to be the conduit for the community to invest in that space.

Newport Beach residents who weighed in on the project focused on whether or not the lecture hall would be a civic good or a prohibitively expensive and "lavish" public works project. Close to 190 emails were received in support and 210 against the project prior to the hearing, though this difference in opinion was not reflected during public comment Tuesday night, which leaned heavily in favor of the project.

Those speaking against it often vowed their support of the New-

See Approval, page A4



Courtesy of the Orange County Fire Authority

THE ORANGE COUNTY Fire Authority, Newport Beach and Laguna Beach fire departments responded to reports of a fallen construction worker Monday in the Emerald Bay area of Laguna Beach.

3 fire agencies respond to save construction worker who fell below street level

BY LILLY NGUYEN

Three fire agencies were deployed Monday to help rescue a fallen construction worker in Laguna Beach's Emerald Bay community.

Authorities received a call at around 12:20 p.m. about a worker who had fallen into an open dirt area below street level, according to Orange County

Fire Authority Capt. Sean Doran. The Laguna Beach and New-

port Beach fire departments, along with the Orange County Fire Authority, responded to execute a high-angle rescue utilizing fire truck ladders

Paramedics on the scene treated and transported the man to a local hospital with moderate injuries. No further information was immediately available.

lilly.nguyen@latimes.com Twitter: @lillibirds

'Coffee's great, people are better': Shop expands into Laguna Beach

BY ANDREW TURNER

A coffee venture that started in Orange County's southernmost community has worked its way up the coast into Laguna Beach.

Bear Coast Coffee, which began serving the local residents in December, held its grand-opening event on Saturday.

The location of the business is befitting of the name, as it is sharing space in the historic Coast Liquor building at 1391 South Coast Highway. Natural light floods into the cafe through its large windows, with views of the Pacific Ocean and the busy thoroughfare along which it is stationed.

'When it comes to the location where we are, and the reason why we felt the call to persist through the three years that we experienced of approvals and all that, it had parking, it had a beautiful view, it had permits," said Jeff Clinard, founder and co-owner of Bear Coast Coffee.

"All these things, in Laguna, are so difficult to find and have space inside for people to be and breathe, room for strollers to turn around. ... The building itself, and the views and the windows,

See Coffee, page A3



Photos by Don Leach | Staff Photographer

BEAR COAST COFFEE, which has locations in Dana Point and San Clemente, held its grand opening Saturday in Laguna Beach.



THE NEW Bear Coast location has views of the Pacific Ocean.

THE COACH HOUSE

TICKETS & DINNER RES: 949-496-8930









FRI, JAN 12 THU, JAN 11 TOMMY CANNED HEAT **CASTRO**

THU, JAN 18 ERIC **SARDINAS**

JAN 19 & JAN 20 MARC COHN

CANNED HEAT 1/11 1/12

TOMMY CASTRO

WILD CHILD (THE DOORS TRIBUTE) 1/13 1/14 CUBENSIS (GRATEFUL DEAD TRIBUTE)

1/18 **ERIC SARDINAS /**

W/ SPECIAL GUEST MARCO MENDOZA

1/19 MARC COHN 1/20 **MARC COHN**

1/21 **BIG MOUNTAIN**

1/26 PETTY BREAKERS (Tom PETTY TRIBUTE)

1/28 THE FOUR FRESHMEN

QUEEN NATION (QUEEN TRIBUTE) 2/2 GLENN HUGHES DEEP PURPLE SET 2/3

- 50TH ANNIVERSARY OF BURN **RICKIE LEE JONES** 2/6

2/9 **FAST TIMES**

(80s Concert Experience)

JOURNEY USA (JOURNEY TRIBUTE) 2/10

2/14 **OTTMAR LIEBERT & LUNA NEGRA** 2/15 **KARLA BONOFF**

PRINCE AGAIN (PRINCE TRIBUTE) 2/16

2/17 THE MOTELS 2/18 **ALBERT CUMMINGS**

SHAWN PHILLIPS 2/22

2/23 **BEATLES VS STONES**

- A Musical Showdown 2/24 **DADA**

2/25 **KEN GARCIA**

2/29 **FOOZ FIGHTERS / PEARL JAMMED**

3/1 **G. LOVE & SPECIAL SAUCE**

3/2 "2 ENGLISHMEN ABROAD" AN EVENING WITH

ROBERT FRIPP & DAVID SINGLETON WALTER TROUT RECORD RELEASE PARTY

3/3 3/7 THE BODEANS

3/8 THE TUBES



SUPER DIAMOND (Neil DIAMOND TRIBUTE)

3/13 **REVEREND HORTON HEAT /**

DALE WATSON / JASON D WILLIAMS

3/14 **COLIN JAMES**

THE FENIANS 3/15

St. Patrick's Day Celebration 3/23

THE HIGHWAYMAN SHOW (Cash, Nelson, Jennings, Kristofferson Tribute)

HERMAN'S HERMITS STARRING PETER NOONE

3/28 HERMAN'S HERMITS STARRING PETER NOONE 3/29

WAYNE NEWTON 3/30

3/31 LYNCH MOB - THE FINAL RIDE

4/4 THE KINGSTON TRIO

4/5 **ULI JON ROTH**

- INTERSTELLAR SKY GUITAR TOUR

RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE) 4/6

4/7 **CINDERELLA'S TOM KEIFER**

4/10 JOAN OSBORNE ACOUSTIC TRIO

4/11 JIMMIE VAUGHAN

ROGER CLYNE & THE PEACEMAKERS 4/13 **TINSLEY ELLIS**

4/14

THE FABULOUS THUNDERBIRDS

4/18 **SPONGE** 4/19

RICHIE FURAY 4/20 **GEOFF TATE**

VONDA SHEPARD 4/21

4/25 **ISRAEL VIBRATION & ROOTS RADICS**

4/27 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)

JOHN CRUZ 5/17

DSB (JOURNEY TRIBUTE) 5/24

YACHTY BY NATURE 5/31

6/14 **AMBROSIA**

7/20

6/29 SKELETON CREW (GRATEFUL DEAD TRIBUTE)

Y&T 50TH ANNIVERSARY



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THE DAILY COMMUTER **PUZZLE**

By Jacqueline E. Mathews

ACROSS

1 Tiny amount of data 5 Staircase parts 10 Create 14 "That's awesome!" 15 Railroad vehicle 16 Notion 17 Bring back to health 18 Fit for a king 19 Ninth month: Abbr. 20 Performer who challenges gender norms 22 Tries to catch 23 Snowboarder White 24 Parts to play 26 "Swoosh" sneaker brand 28 Very difficult problem 32 Spirited courage 35 Circle-shaped

breathe

Jeter

gem

stick

e.g.

culture

44 Creator of

48 Spirit of a

46 Use a swizzle

50 Bank robbery,

53 St. Louis's MLB

team, for short

56 "Heard and

bouquets

cookie 37 What we dog 38 Thick cord 62 Viewed 39 Hall of Famer 40 16 ounces Coward 41 Antique 42 Surface of a 67 Funny sketch 43 Fourth-down plays, often

> signoff) Judaism

7 Raring to go

60 63 64

For answers to the crossword, see page A4.

acknowledged!" Black-and-white 60 The Jetsons' 61 Golfer Isao 63 Admitted 64 Playwright 65 Give and 66 Do penance

DOWN

1 Secretly included on an email 2 "__ truly" (letter 3 Holy book in 4 Tasteful style 5 "The Elements of Style" author 6 Elm or oak, e.g.

8 Keyboard pieces for two 9 "Weekend Update" show, for short 10 Treat badly 11 Yemen's temporary capital 12 Didn't give away 13 Consumes 21 Chocolate drink mix, once 22 Retained 25 Part of a chain 27 Toy for a future engineer 29 Principal 30 After-dinner candy 31 Creative pursuits 32 Univ. teacher 33 Loaf around 34 High hairstyle 36 Mined resource 39 Short footrace 40 Early Boston

settlers 42 Is the right size 43 Boardwalk extension 45 Made over 47 Mr. Right, say 49 __ voce (under one's breath) 51 Showed fear, in a wav 52 "Star Trek" actor George 53 Price 54 Two-dimensional measurement 55 Smell awful 57 Big smile 58 Lean to the side 60 Chicken __ king

Tribune Media Services

GIRLS' BASKETBALL



HUNTINGTON BEACH girls' basketball coach Russell McClurg, seen versus Edison on Saturday, earned his 500th career coaching win on Tuesday against Laguna Beach.

'A long time coming': Coach McClurg earns 500th win

BY ANDREW TURNER

Huntington Beach girls' basketball coach Russell McClurg has worked with countless players throughout a decorated career.

His newest pupils helped him achieve a major milestone, as McClurg notched his 500th prep coaching win on Tuesday in the Wave League opener at Laguna Beach High.

Freshman guard Emma Miyai scored 17 of her game-high 19 points in the first half, and the Oilers edged the Breakers for a 41-39 win.

The Huntington Beach players broke out a sign, party hats and noisemakers to celebrate McClurg's latest achievement. "The monkey's clearly off

my back," said McClurg, who thanked [former Huntington Beach athletic director] Roy Miller for bringing him to the school. "... Forever grateful. All the kids I've coached all over the years, I can think back to all the memories and all the great times I've had at H.B. with some great teams. ... To get here is a dream come true for me because I worked so hard to get that. It's been a long time com-

The wins were compiled between stops at Calvary Chapel and Huntington Beach. McClurg said he was 106-59 in his time at Calvary Chapel, where he led the Eagles to three CIF South-

ern Section finals, winning the Division IVA championship over Santa Monica Crossroads in 1999. That team also advanced to the Division IV state final.

Huntington Beach has reached two section finals under McClurg — in 2012 and 2017, both in Division

Win No. 500 didn't come easy. Huntington Beach (13-8) took the court three times before getting it done, but the one that finished the job looked like many before. A point guard pounded the rock, making plays late in the shot clock, limiting possessions and leaving the game up to execution.

The Oilers had the final shot in the first half, and Miyai dribbled to her left before throwing in the buzzer-beater from the baseline for a 26-20 lead. Lauren Matsumoto then drove left for a layup on the final possession of the third quarter, sending Huntington Beach to the fourth quarter up 32-27.

A three-pointer by freshman center Emily Hoang to start the final period gave the Oilers a 35-27 advantage, but Laguna Beach (6-12) would not go away.

The Breakers scored nine unanswered points to take the lead, fueled by two three-pointers by Alex Grombchevsky and capped by an offensive putback by

Mila Davis. Melanie Rose's bucket with just over a minute remaining put Huntington Beach back in front. After Laguna Beach missed two attempts under the basket at the other end, Hoang and Miyai each made a pair of free throws to put the game away.

Matsumoto had points, five rebounds, three assists and two steals. Hoang contributed eight points, four rebounds and two steals. Isobel Melitas also had four points and two steals, while Rose blocked four shots.

"Today, it was the first league game, and he was at 499," Miyai said of McClurg. "I was like, 'Oh, we need to get this.' I was in the car, 'Oh my gosh. I can't wait to play."

Grombchevsky led Laguna Beach with 14 points and three steals. Kate Cheng added 13 points, including a three-pointer as the clock ran out to end the game. Davis scored six points to go with 10 rebounds.

"They came back real well," Laguna Beach coach Rus Soobzokov said. "I was pretty proud of that. They got to understand that league games, you've got to be focused, ready to go from the beginning. I don't think that we were in the first quarter. It took us maybe a quarter and a half to get things going."

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Don Leach | Staff Photographer

GUESTS AND community members tour Robyne's Landing student transitional living home in Huntington Beach.

HOME

Continued from page A1

but had to move out of when COVID-19 hit.

"I think it felt as uncomfortable for me as it did for the students sometimes," she said. "It was just a constant marathon. I came to my board in January of 2022 and said, 'We need to buy a house right away.' And they said, 'OK,' and we started working.

"We hope this can be a place for kids whose parents, for whatever reason, are not taking care of them. They can come here, finish high school and feel like they mean something and

"We hope this can be a place for kids whose parents, for whatever reason, are not taking care of them.

Robyne Wood

executive director. Robyne's Nest

they're worth something. If they can finish high school and get on a path to selfsufficiency and get all the skills that they need, it really is important ... No child needs to be on their own trying to finish off school."

A full-time house manager will be on-site at Robyne's Landing to work with the at-risk youth.

Wood said the sevenmonth renovation took the house, built in 1968, down to the studs. It added 648 square feet to the property, including one more bedroom and two more bath-

Her nonprofit worked HomeAid Orange County, another nonprofit, which helped find resources and make connections. HomeAid found local construction company Boyes Construction Inc. as the contractor.

"Brian and Melissa [Boyes] were about to re-HomeAid Orange tire," County executive director Gina Cunningham said with a smile. "We said, 'No, no, no, you would be the perfect contractor in Huntington Beach.' It's their finale before they retire."

Cunningham added that HomeAid is celebrating its 35th anniversary this year and has helped about 80 projects in that time.

Fair Trade Real Estate also provided a check of more than \$150,000, Wood said.

The grand opening for Robyne's Landing Wednesday featured a ribbon-cutting ceremony and thanks to all of the other contractors and donors who helped make the new transitional living house a reality. The Rev. James Pike of the Lutheran Church of the Resurrection prayed a blessing over the house.

Huntington Beach Mayor Gracey Van Der Mark gave Wood a commendation and took pictures, along with Mayor Pro Tem Pat Burns and council members Casey McKeon and Natalie Moser.

Van Der Mark said someone like Wood offered her an act of kindness when she was a teen mom who was homeless three times, which brought her hope to keep going. She, along with many of the other dozens of attendees, took tours of the house once the ceremony had concluded.

"I love it," Van Der Mark told Wood. "Even just the colors you used are so happy and lively. Sometimes even the colors make a difference, because they bring out your mood."

Marina High School Principal Morgan Smith also attended. Smith said he has known Wood for more than a decade, before she started the nonprofit in 2015. Her kids attended Dwyer Middle School while he was principal there.

Smith said the best way to describe her is tenacious. She described herself during the ceremony as someone who has "a lot of visions," which drew laughs from attendees.

"She started off with getting kids gifts for Christmas, 'Let's get some gift cards for families that can't afford gifts," Smith said. "That's where it all started, and now it's a home for kids that are in danger of being unhoused. It's pretty amazing. Robyne has always been someone who knows what's needed. Whatever the families and kids need, she's going to make it happen."

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LEAVING

Continued from page A1

more recently, heading the master planning efforts for the state-owned Fairview Developmental Center. Her annual salary was \$221,400, according to a city sched-

Costa Mesa City Manager Lori Ann Farrell Harrison praised Le as an "exceedingly competent and experienced development services professional" whose legacy of accomplishments will be remembered for years to come.

"She has been a highly valued member of our team, and I also consider her a close friend," Farrell Harrison said in Monday's release. "While I'm very happy that she was selected for this vital position at the Irvine Co., her talents will be missed immensely.'

Prior to Costa Mesa, Le served in the city of Orange Planning Department for 16 years, after working for Ventura County and as a private consultant. She earned a bachelor's degree in geography and environmental studies from UCLA and went on to earn her master's in environmental science from UC Santa

Barbara. City officials will hire an

executive search firm to conduct a nationwide search for Le's replacement. Until a new director is found, Assistant City Manager Cecilia Gallardo-Day will serve as interim director of Economic and Developmental Services.

Her departure comes at a time when the city is finalizing an inclusionary housing ordinance, implementing the tenets of newly approved eviction protection laws and rezoning certain commercial and industrial corridors to allow for multifamily housing under voter-approved Measure K. Officials are also reviewing the city's retail cannabis ordinance to determine whether

changes may be necessary. Le is the second department head vacancy at Costa Mesa City Hall, since Parks and Community Services Director Jason Minter resigned from his position on July 20. That position has yet to be filled.

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Single-car crash leaves 2 injured in H.B; driver airlifted to hospital

A single-car collision left two young adults injured on Friday, according to the Huntington Beach Police Depart-

The accident was reported around 7:15 p.m. near the intersection of Bushard Street and Hamilton Avenue, police said. Upon responding, officers found the car on the sidewalk in the northwest corner of the intersection. Both of its occupants were trapped inside, as the car was stuck between a light pole and a wall.

The city's fire department sent a

team to the scene that extricated both people from the car. The driver's injuries were considered serious enough to warrant an airlift to a hospital; the other occupant was also taken to a hospital for treatment.

Police said preliminary investigation suggests the vehicle had been traveling at high speeds when it lost control and crashed. The investigation is ongoing, and authorities have said that no other information will be released at this time.

— Lilly Nguyen



Courtesy of HBPD

FIREFIGHTERS RESPONDED to a single-car collision Friday evening at

an intersection in Huntington Beach.

COFFEE

Continued from page A1

and just being able to see the ocean

has been so great." The new Laguna Beach coffee spot, open daily from 6 a.m. to 4 p.m., is just a short walk from Mountain Road Beach. The Garden of Peace and Love, an AIDS memorial garden, and the Boom Boom Bench, an artistic homage to the former gay bar known as the Boom Boom Room, overlook that stretch of sand.

Outdoor seating provides an openair setting for coffee and tea enthusiasts to enjoy their drinks. There is also in-store Wi-Fi, which some of the locals have already discovered. "I've seen some high schoolers

find us out and start studying around finals and stuff like that over this past month," Clinard said. Clinard founded Bear Coast Coffee as a pop-up business in San Clem-

ente. The coffee company opened its first location at the San Clemente Pier in 2015, before adding two more locations in Dana Point. The roastery that feeds the stores

and handles online orders is also in San Clemente. Clinard, a Michigan native, attended University High in Irvine. He

said he spent summers in Laguna Beach at Aliso and Thousand Steps

Coffee has provided a means to foster and deepen relationships, and Clinard hopes to continue down that pathway. In its introduction to the community, Clinard said Bear Coast Coffee donated 15% of its gross sales during the grand opening to the Pacific Marine Mammal Center.

"We see people meet over coffee, get married and then have kids, and we continue to serve these families," Clinard said. "We've seen that happen since the beginning of Bear Coast, and that's my goal when it comes to the growth of our company. ... Coffee's great, people are better.'

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

To place an ad, go to http://timescommunityadvertising.com/

Legal Notices

Legal Notices

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on January 23rd 2024; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

2950 Bear St Costa Mesa CA, 92626 949-415-5680 12:00 PM

Eddie Riddick III

Bedframe, boxes, chest, household items **Kent Mora**

Bags, boxes, computer monitors, chair, desk, mattress, box spring

Robert Corbin Art, canvases, statue, table stand, boxes

Debbie Drummond

Boxes, totes, luggage, shoes The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 1/4, 1/11/24

CNS-3768844# **DAILY PILOT**

BSC 224476 NOTICE OF PETITION TO ADMINISTER ESTATE OF: JON MARTIN BRANDON 30-2022-01244588-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: JON MARTIN BRANDON

A PETITION FOR PROBATE has been filed by NICOLE McDANIEL in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that NICOLE McDANIEL be appointed as personal representative to administer the estate of the

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 or February 14, 2024 at 1:30 p.m. in Dept. CM05 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

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 ir 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: AMY L. GOSTANIAN, ESQ GOSTANIAN LAW GROUP, PC 1201 DOVE STREET, STE 475 NEWPORT BEACH, CA 92660

Published in the HUNTINGTON INDEPENDENT on: 1/4, 1/11 & 1/18/2024

Legal Notices Legal Notices

Advertisement of Public Sale In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on January 18, 2024. Property to be

sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following. TENANT NAME SPACE NUMBER

Donna Graham 1224 Stephanie Eckhoff 2151

Alfred Winnie La Treece 2191 Evgenii Mishakin 2194

Lourdes Nalus 2433 Ulices Alarcon 2532

Elham Alavi 3175 Marcellina Priscilla 3524

Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this January 4th, 2024, and January 11, 2024. Auction Listed on storagetreasures.com. Final bid at 12:00 noon.

1/4, 1/11/24 **DAILY PILOT**

BSC 224467 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARA HOLLANDER aka MARY HOLLANDER

30-2023-01369069-PR-PL-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARA

HOLLANDER aka MARY HOLLANDER A PETITION FOR PROBATE has been filed by **ALEXANDRA HOLLANDER** in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ALEXANDRA HOLLANDER be appointed as personal representative to administer the estate of

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 March 6, 2024 at 1:30 p.m. in Dept. CM05 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 (<u>occourts.org</u>) 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 Petitioner: JAMES C. HARVEY, ESQ

17011 BEACH BLVD., STE 900

LAW OFFICE OF JAMES C. HARVEY HUNTINGTON BEACH, CA 92647 Published in the HUNTINGTON BEACH INDEPENDENT on: 1/4, 1/11 & 1/18/2024

Legal Notices

Legal Notices

CITY OF COSTA MESA SUMMARY OF PROPOSED ORDINANCE NO. 2023-05

NOTICE IS HEREBY GIVEN that on December 5, 2023, the City Council gave first reading to proposed Ordinance No. 2023-05

ORDINANCE NO. 2023-05 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING 13 (PLANNING, ZONING, DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE RELATING TO OUTDOOR DINING.

A certified copy of the full text of Ordinance No. 2023-05 is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on January 16,

2024 at 6:00 p.m. Brenda Green, City Clerk, City of Costa Mesa Published on: January 11, 2024

BSC 224456 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Orell Harris Zaeske 30-2023-01369010-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: Orell

Harris Zaeske.
A PETITION FOR PROBATE has been filed by Laurel Zaeske in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that

Laurel Zaeske 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

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 Feb 29, 2024 at 1:30 p.m. in Dept. CM06 located at: 3390 HARBOR BVLD.

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

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.

IN PRO PER 4009 Marcus Avenue Newport Beach, CA 92663 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 1/11, 1/12 &

Petitioner:

Laurel Zaeske

FIND an apartment through classified! **Legal Notices**

APPROVAL

Continued from page A1

port Beach Public Library but raised concerns that Witte Hall would potentially duplicate resources

already in place and that taxpayers would be stuck footing the bill in the event the Newport Beach Public Library Foundation could not raise the necessary

In the end, the contract

was passed on a narrow, 4-3 vote. Council members Noah Blom, Robyn Grant, Brad Avery and Erik Weigand took the stance that the library lecture hall would be good for Newport Beach and supported it

with their votes.

Blom noted that he didn't attend any of the lecture hall series, but he felt it was important to build infrastructure and public works projects for members in the community that

Legal Notices

APN: 481-094-20 TS No: CA08000789-23-1 TO No:

DEF-565920 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 12,

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 February 7, 2024 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 15, 2005 as

Instrument No. 2005000287418, of official records in

the Office of the Recorder of Orange County, California, executed by HAMID R VAEZI, AND DIANE N KATO, HUSBAND AND WIFE AS COMMUNITY

PROPERTY WITH RIGHT OF SURVIVORSHIP, as

Trustor(s), in favor of MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC., as Beneficiary, as

nominee for AMERICA'S WHOLESALE LENDER 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

had use for it even if he personally didn't.

Grant noted the city has sufficient reserves to fund the project while also having the means to continue attending to other priorities like public safety, infrastructure and addressing homelessness in the city.

"I'm an optimist when it comes to these kinds of things because I've built a number of projects in this town when I was working for [Orange Coast College]," Avery said. "Every time, they were a challenge and, every time, five years later, we say, 'We're glad we did it then.' And so, I think when an opportunity presents itself like this, especially the gifts from residents that really want to see this happen ... it's a real

"It's a legacy project, and I don't mean that in an ego way. I mean that it will take people into other worlds and to other ideas for decades and bring people together."

Councilwoman Lauren Kleiman, Mayor O'Neill and Mayor Pro Tem Joe Stapleton argued to the contrary. Though supportive of creating a cultural arts center, they saw the cost of the project as too prohibitive and they maintained it would have a fairly limited reach when compared to other city priorities.

O'Neill said there was no doubt about the passion surrounding the lecture hall, but that the project cost got "too large to allow other priorities to be forfeited.

"We originally budgeted \$4 million for the city contribution and as the scope got bigger [in 2021], we made it \$6.5 million," O'Neill pointed out. "And with a split council, we said, 'We'll continue to move forward' ... but the problem with this approval is we're going to have to allocate an additional \$5 million as a floor because of

the other half that's promised."

The mayor reminded his council colleagues of other upcoming expenditures, including increasing technology in the Newport Beach Police Department, park surveys and what could have gone toward a community center in west Newport Beach.

The Witte Hall project has been in stasis since the first wave of bids was rejected in April last year. The majority of council members, at that time, rejected all bids, arguing that the cost now well-exceeded the initially approved \$13 million for final designs that had been approved in November 2021.

The project was put out to bid again in October. The \$19.1-million contract awarded to AMG & Associates, Inc. Tuesday night was the lowest of the three bids received; that figure was up by roughly \$2 million from the Santa Clarita firm's initial bid last spring.

The project, as proposed, is 9,815 square feet and will seat 299 people. Talks for the library lecture hall started in 2017 with supporters arguing that the city has long outgrown its Friends Room, which was built with the library in 1994. A staff report prepared for Tuesday's meeting said annual participation in library programming has increased from approximately 28,000 in 2009-10 to over 72,000 in 2018-19.

Construction is currently scheduled to begin this spring with completion scheduled for winter 2025. Jill Johnson-Tucker, who chairs the capital campaign for the lecture hall, confirmed Tuesday that the foundation currently has close to \$9 million in cash and pledges — \$7.1 million in cash, \$2 million in pledges.

lilly.nguyen@latimes.com Twitter: @lillibirds



Courtesy of the Newport Beach Public Library Foundation **A CONCEPTUAL DRAWING** of the interior of the

auditorium for Witte Hall. The lecture hall will be 9,815 square feet and seat 299 people.

Daily Pilot

A Times Community News publication. **CONTACT US**

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> Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines. The Daily Pilot, established in 1907, is published Wednesday through Sunday by Times Community News. a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

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Bids Wanted

Bids Wanted

COSTA MESA SANITARY DISTRICT

ORANGE COUNTY, CALIFORNIA

NOTICE INVITING SEALED PROPOSALS (BIDS)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Costa Mesa Sanitary District invites and will receive sealed proposals (bids) for furnishing all labor, materials, equipment, transportation, permits, and other items necessary for the construction of the following project:

ADAMS AVENUE #138303 SEWER GRADE 5 **URGENT REPAIR**

Project No. 351

The project includes excavating and replacing approximately 4 feet of 10" VCP Sewer Main adjacent to a manhole on the North side of Adams Avenue, in Costa Mesa California. The City of Costa Mesa is planning on repaving Adams Avenue in April, 2024. The construction on this project must be completed prior to March 30, 2024.

The Engineer's Estimate for this project is: \$115,100.

Bids will be received by the Costa Mesa Sanitary District office at 290 Paularino Avenue, Costa Mesa, California until the hour of 10:00 a.m. on the Wednesday February 14, 2024, at which time they will be opened publicly and read aloud in the Board Conference Room. Sealed proposals shall bear the title of the project and the name of the bidder. Any bid received after the scheduled bid opening time shown above will not be accepted and returned to the bidder unopened. It shall be the sole responsibility of the bidder to seal and deliver the bid proposal to the District office at or before the time specified in this notice provided. A set of the approved contract documents including plans and specifications may be obtained from the Costa Mesa Sanitary District Website:

https://www.cmsdca.gov/news___publications/ bid opportunities.php

There is a mandatory pre-bid meeting at 11:00 a.m. on Wednesday January 31, 2024. The prebid meeting will be held at the CMSD Headquarters at 290 Paularino Avenue, Costa Mesa, 92626. Contractors are encouraged to visit the project site prior to the pre-bid meeting.

All questions regarding the project must be submitted by 5:00 PM Wednesday February 7, 2024. Questions must be submitted by email to:

DSaidi@RobHamers.com

The Contractor shall comply with the provisions of the California Labor Code, the prevailing rate and scale of wages determined by the Director of the Department of Industrial Relations, State of California. Prevailing rates shall be paid to all mploved in the performa Such rates of wages are on file with contract. Department of Industrial Relations and in the office of the District and are available to any interested party upon request. The contractor is responsible for all penalties prescribed for noncompliance to

Each bid shall be submitted on the Bid Proposal Form furnished as part of the contract documents, and shall be accompanied by a certified check, a cashier's check or a bidder's bond in an amount not less than 10-percent of the amount of the bid, made payable to the Costa Mesa Sanitary District. The check or bond shall be given as guarantee that the bidder will enter into a contract with the District and furnish the required payment and performance and certificates of insurance and endorsements if awarded the work. The check or bond will be declared forfeited if the successful bidder does not enter into the contract or furnish the required bonds and insurance forms under the time frame specified in the construction agreement.

It is imperative that the bidders carefully review this notice and the District's standard construction agreement and insurance forms. The successful bidder will be required to comply with all requirements in the standard construction agreement and insurance forms. In the event of failure or inability to meet these requirements after the award of contract, the District shall have the right to reject the bid and/or declare a forfeiture of

Pursuant to California Contract Code Section 22300, CONTRACTOR will be entitled to post approved securities with the District or an approved financial institution in order to have the District release funds retained by the District to insure performance of the

No bidder or subcontractor shall be listed in a bid proposal unless registered with the Director of Industrial Relations pursuant to Labor Code Section 1725.5.

Liquidated damages in the sum of \$250 per day shall be imposed for each unexcused day beyond the contract completion date.

The Board of Directors of the District reserves the right to select the schedule(s) under which the bids are to be compared and contract(s) awarded, to reject any and all bids, and to waive any and all irregularity in any bid

Dated:1/11/2024 BY ORDER OF THE BOARD OF DIRECTORS



Look in the Classifieds!

Legal Notices **Legal Notices** T.S. No. 115674-CA APN: 938-31-150 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/20/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 2/5/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/27/2002 as Instrument No. 20020168950 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: HILLARY MORGAN, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: AUCTION COM. DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7911 WOODLAKE DRIVE, #77. HUNTINGTON BEACH, CA 92647 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$58,773.97 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 visit this Internet Web WWW.AUCTION.COM, using the file number assigned to this case 115674-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if vou exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or this internet website www.clearreconcorp.com, using the file number assigned to this case 115674-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of

intent to place a bid so that the trustee receives it

no more than 15 days after the trustee's sale. Third,

you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If be: 46 SILHOUETTE, IRVINE, CA 92603 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 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 \$2,701,989.93 (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 Xome - Premier at 800-758-8052 for information regarding the Trustee's Sale or visit the Internet Website address w.Xome.com for information regarding the sale of this property, using the file number assigned to this case, CA08000789-23-1. 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 800-758-8052, or visit this internet website

CROSSWORD ANSWERS

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www.Xome.com, using the file number assigned to

this case CA08000789-23-1 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: December 27, 2023 MTC Financial Inc. dba

Trustee Corps TS No. CA08000789-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300

TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE

OBTAINED ONLINE AT www.Xome.com FOR

AUTOMATED SALES INFORMATION PLEASE CALL:

Xome - Premier at 800-758-8052 Order Number

98775, Pub Dates: 1/4/2024, 1/11/2024, 1/18/2024,