# Daily Pilot

#### FRIDAY, JANUARY 6, 2023 /// dailypilot.com

# High surf remains as clouds lift

Meteorologists confirm rainfall is above average but say the drought remains with us.

#### BY LILLY NGUYEN, ERIC LICAS

A massive storm passed over Orange County Thursday morning, but clouds cleared by the afternoon and gave way to sunshine that is expected to continue through this weekend, along with temperatures in the 60s.

Parts of Orange County saw about half an inch to an inch of rain Thursday. Weather stations in Garden Grove recorded roughly 1.26 inches of precipitation and monitoring equipment at John Wayne Airport logged 0.69 inches of rain.

Showers were accompanied by winds that ripped through coastal cities at speeds averaging between 25 and 35 miles per hour. Gusts at Huntington Beach Pier and Newport Pier peaked at 46 and 36 miles per hour Thursday, according to meteorologists.

City officials in coastal Orange County had been preparing for flooding ahead of the downpour, but only minor issues were reported.

Water swept over portions of Pacific Coast High-



See Clouds, page A3 A MOTORIST drives through a large rain puddle at the intersection of Lake Street and Adams Avenue in Huntington Beach on Thursday morning.





**A WOMAN** walks through the rain along Baker Street in Costa Mesa on Thursday morning. Parts of Orange County saw about half an inch of rain Thursday.

**TWO MEN** brave the wind and rain as they play with a surfing kite on the south side of the Huntington Beach Pier on Thursday morning.

## Costa Mesa dealt blow on sober living homes

Federal appeals judges say a U.S. District Court judge erred when he ruled in favor of the city in disability discrimination lawsuits filed by operators.

#### **BY SARA CARDINE**

After years of scoring legal wins in an ongoing battle with sober-living facility operators, the city of Costa Mesa hit a roadblock Tuesday, when federal appeals judges reversed and remanded a 2020 ruling in the city's favor.

Limited liability companies SoCal Recovery and RAW Recovery independently operated multiple sober-living homes in Costa Mesa, offering drug and alcohol addiction services, prior to the city passing ordinances in 2014 and 2015 regulating the facilities.

The new laws sought to enforce a 650foot buffer between such enterprises to limit overconcentration observed in certain neighborhoods and mandated use permits that allowed the city to impose its own requirements for approval.

Both SoCal Recovery and RAW maintained properties that did not meet the distance mandate and sought reasonable accommodation from the new laws but were denied, according to the summary of a three-judge panel opinion filed Tues-

See **Homes**, page A3



LIFE SCIENCE

Photos by Kevin Chang | Staff Photographer

Intelligence vice president of business development Kelly Williams, left, talks to Ocean View High students during the LSI Entrepreneur Business Academy.

Photos courtesy of Life Science Intelligence

# Ocean View High students gain business experience through partnership with LSI

#### OCEAN VIEW

High Business Academy students Gerardo Flores, Odalys Lopez and Henry Salazar, left to right, listen during the LSI Entrepreneur Business Academy.



#### **BY MATT SZABO**

Edy Gancherov said she likes to be involved in "a little bit of everything" at Ocean View High School.

The junior is a student athletic trainer, president of the Mental Health Awareness club and on the Business Academy executive board. She also plays softball and is a thrower in track and field.

When Gancherov heard about an opportunity to gain some real-world business experience, she knew she couldn't pass it up. Even if it meant giving up hours on Saturday for six weeks straight, a



**OCEAN VIEW** High Business Academy students with Life Science Intelligence CEO Scott Pantel.



A Times Community News publication.

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Photos courtesy of Life Science Intelligence

BRETT POTTS of Newcap Partners talks as Life Science Intelligence CEO Scott Pantel and Ocean View High students listen during a session. Eight OVHS students were selected to take part in a six-week business program spearheaded by LSI.

medical

youth baseball.

er and chief executive of

Life Science Intelligence, a

Huntington Beach-based,

market research and events

company. He said he's al-

ways enjoyed coaching and

mentoring youth, having

done so in the past through

"About a year ago, I

thought we ought to do

something with the local

device-focused

other members of the

Ocean View Business Acad-

emy led by Roger Keating

Odalys Lopez, Henry

Salazar, Gerardo Flores and

Noah Nicart — have been

participating in the inaugu-

ral year of the Life Science

Intelligence Entrepreneur

Scott Pantel is the found-

Business Academy.

- Evyn Lewis, Emely Gil,

Marcial Fuentes,

#### BUSINESS

Continued from page A1

tough tradeoff for any teenager.

"I'm usually up early on Saturdays anyway, and other than weightlifting, I don't have much," she said. "It's been honestly so much fun.'

Gancherov and seven

#### CROSSWORD AND SUDOKU ANSWERS

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to be made. The name(s), Social Security or Federal Tax Numbers and business address of the Seller(s)/licensee(s) are: <b>CASSO ENTERPRISE LLC</b> ,	classified	MESSISTONE HEN 7 3 9 1 5 4 6 2 8					
200 S. LOGANBERRY STREET ANAHEIM, CA 92808 Doing business as: CIAO DELI & PIZZERIA							
All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: The name(s), Social Security or Federal Tax Numbers	CLASSIFIED	STARTING SOON!					
and address of the Buyer(s)/applicant(s) is/are: DJA INVESTMENT, LLC, 2336 HARBOR BLVD. COSTA MESA, CA 92626 The assets being sold are generally described as:	lt's	ΔCTING CI ΔSSFS					

high schools," Pantel said. "Let's create a program where young entrepreneurs have an outlet to be able to learn about business. Let's give back."

Pantel said the plan was originally to only pick four OVHS Business Academy interns. But each of the eight — four juniors and four seniors - were so impressive during initial interviews that they were all chosen.

"My thinking was that we would lose a couple along the way ... and all eight of them have made it to the end," Pantel said. "It was awesome."

They've all gone through the six-week program and learned skills in topics such as sales and marketing, communications and accounting and finance, with experts from those fields and others brought in to mentor the students.

The program concludes Saturday morning, when each student will pitch an imaginary company they've been asked to construct in the medical device field. The presentation is modeled on an event that LSI hosts in Dana Point each March, Pantel said, where real companies pitch to investors.

Upon completion of the program, each Ocean View student will receive a laptop and certificate. One will

IMPROVEMENTS, COVENANT NOT TO COMPETE AND TELEPHONE NUMBERS, ABC #41-603125 and is/are located at: 2336 HARBOR BLVD., COSTA MESA, CA 92626

FURNITURE, FIXTURES, EQUIPMENT, TRADE

NAME, MACHINERY, LEASE, LEASEHOLD

The type of license to be transferred is/are: **ON-SALE** BEER AND WINE-EATING PLACE #41-603125 now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: NEW CENTURY ESCROW, INC, 500 S. KRAEMER BLVD STE 275, BREA CA 92821 and the anticipated sale date is FEBRUARY 10, 2023

The Bulk sale is subject to California Uniform Code Section 6106.2

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$180,000.00, including inventory estimated at \$2,500,00, which consists of the following: DESCRIPTION, AMOUNT: DEPOSIT CHECK \$18,500.00; DEMAND NOTE \$164,000.00; TOTAL \$182,500.00

It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: 12-26-22 CASSO ENTERPRISE LLC, Seller(s)/Licensee(s) DJA INVESTMENT, LLC, Buyer(s)/Applicant(s) 1370276-PP DAILY PILOT 1/6/23

LEGAL NOTICE

#### **NOTICE OF PUBLIC HEARING**

Design Review Board / Board of Adjustment

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651Virtual Zoom Link DRB: https://lagunabeachcity.zoom.us//96967550268?p-wd=U0RqWGhLWWZtZXRXWVItSU1Pb3kwZz09 Virtual Phone No. DRB: (669) 900-9128 (1D N0. 969 6755 0268 Thursday, January 26, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-per-son at City Hall or virtually on Zoom. Case No.: Design Review 22-1867; Variance

son at City Hall or virtually on Zoom. Case No.: Design Review 22-1867; Variance 22-2084 Address: 308 Loma Terrace IAPN: 641-281-13 Applicant: Hugo Soria, hugoso-riadesign@yahoo.com Property Owner: Dali V LLC Application Filing Date: January 10, 2022 PROJECT DESCRIPTION: The applicant requests design review for modifications to a prior approval in the Residential Hillside Protection (RHP) zone. Design Review is required for new retaining walls, changes to spa, windows and doors, elevated decks (adding 60 SF), increased hardscape, increased grading, landscaping. A variance is requested to increase the previously approved lot coverage from 28.0% to 28.87%. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: This project is coated within a non-appealable area of the Coastal Zone. CEQA: This project consists of construction and location or Conversion of Small Structures, in that the project consists of construction and locator of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed proj-ect plans will be available on the City's website the Saturday before the public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) and at the Community Development Department public counter during the follow-ing hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscap-ing previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view resto-ration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amber Dobson at adobson@lagunabeachcity.net or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City's website below. Board Members will visit the applicant's property prior to the hearing. https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (349) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.



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be selected for a \$2,000 educational scholarship and paid internship.

Gancherov will be pitching a device that offers treatment plans for neurological movement disorders. Evyn Lewis, an Ocean View senior headed to Lewis & Clark College in Oregon for baseball, said his pitch looks at a noninvasive laser removal process.

The topic hits close to home for Lewis, who said his mother and girlfriend have both had serious surgeries that left significant scar tissue. He said he has thoroughly enjoyed the LSI Business Entrepreneur Academy itself, as he's always wanted to work for himself and enjoy that independence.

<sup>\*</sup>Entrepreneurship has been something I've tried to follow any chance I can get, so when this came about, it was perfect for me," Lewis said. "They're very good about teaching stuff in a way that high school students will understand. They were very approachable, not intimidating at all. It was a great environment for us to experience, and to learn in."

Pantel said the program has also been rewarding for LSI and its staff. He plans to continue it in future years, perhaps opening it up to other high schools as well.

"Despite what you hear out there, what I see from high school kids is that they want to work hard, they want to learn and they have a huge appetite for mentorship," he said. "They have an appetite to learn, and they need a place to go do that. If LSI can help in some small way to support our local community and the medical device industry as a whole, then we're going to keep doing this for many years.'

matthew.szabo@latimes.com Twitter: @miszabo

#### **CLOUDS**

Continued from page A1

way, resulting in a closure between Seapoint Street and Warner Avenue in Huntington Beach. Northbound lanes were later reopened, but southbound traffic was still being diverted as of 2:30 p.m.

Huntington Beach Public Works crews used forklifts Thursday to drag lifeguard towers further away from the waterline so they wouldn't be swept away by high tides. Berms were also reinforced to prevent flooding of residences and businesses near the ocean.

Additional maintenance and emergency response personnel were on duty in Laguna Beach to monitor low-lying areas and watch for debris flows in the hills burned by the Emerald fire last year. However, extreme mudslides were unlikely in Orange County this week according to the National Weather Service, and there was "little increased risk to

**THE DAILY** 

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holidays

of old TV

17 Casual

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waistline

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24 Big \_; huge

29 Sculptured

34 Most TikTok

35 Fine \_; very

36<sup>°</sup>"\_ Got You Under My Skin"

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39 Made a \_;

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26 Bits of parsley

homes and residents," Laguna Beach Fire Chief Niko King said.

In Newport Beach, utility crews used pumps to force water out of flooded portions of the Balboa Peninsula and Balboa Island. City spokesman John Pope said their sand berms were holding fast, but maintenance teams were on the sand in West Newport to construct another in anticipation of growing swells throughout the night.

Waves 10 feet or higher were forecast for late Thursday through Friday evening. Some ranged between 6 and 10 feet tall at around 3 p.m. Thursday, and they were expected to reach heights of up to 15 feet between midnight and 2 a.m. Friday, according to reports from Surfline.

A barrel that big moves with enough force to propel a surfer a mile down shore, Huntington Beach Fire and Rescue's Marine Safety Battalion Chief, Eric Dieterman, said.

Beaches and piers re-

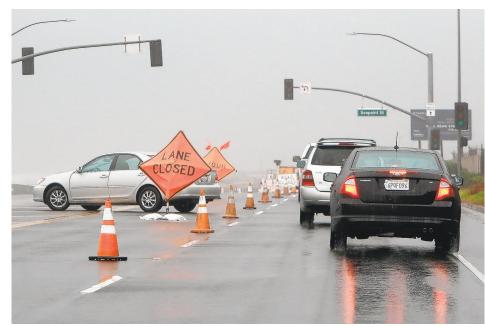
mained open, and a handful of more experienced surfers did brave the storm on Thursday, Dieterman and Newport Beach Lifeguard Battalion Chief Brian Ö'Rourke said. But lifeguards advised newer surfers against going into fastmoving waters and massive waves.

"It's beautiful to go view the ocean, but waves sneak up and crash onto the rocks and jetties. Avoid those areas. If you're going out and you're a surfer, know your limits. You could be in trouble real quickly with powerful set waves that come through," said O'Rourke. "Make sure you check in with our lifeguards.'

A high surf advisory that had been issued by the National Weather Service will remain in effect through Friday evening.

Runoff from storm drains and creeks is likely storm to elevate the amount of potentially harmful bacteria in the ocean during and in the days after heavy

12



Kevin Chang | Staff Photographer

A MOTORIST makes a U-turn along Pacific Coast Highway at Seapoint Street on Thursday morning in Huntington Beach where the highway was closed due to flooding.

rainfall, according to the Orange County Health Care Agency.

Orange County has received an above-average amount of rainfall in early January, according to meteorologist Adam Roser. Santa Ana normally sees about 3.5 inches of precipitation by this time of year, but 4.44 inches had been recorded as of Wednesday. The rain dumped onto Orange County on Thursday may add another inch to that figure, Roser said.

Recent storms have created enough rain to slightly improve drought conditions in California, according to data from the National Oceanic and Atmospheric Administration.

HOMES

Court of Appeals.

Continued from page A1

day by the 9th Circuit

tions to appellants for op-

erating the sober living

homes without approval," judges penned. "The city

The two businesses,

"The city issued cita-

#### However, over 97% of the state was still experiencing some level of drought as of Tuesday.

Officials in Orange County did not report serious damage related to this week's storm, but it wrought havoc in parts of Northern California. Prior to its arrival, Gov. Gavin Newsom on Wednesday declared a statewide emergency to bolster the support and recovery response.

This recent spate of winter storms has been driven by an atmospheric river from the Pacific Ocean passing over the area. While it isn't expected to rain this weekend, Roser said it's possible that see some rain on Monday and Tuesday as well as at the end of next week. California's wet season

Southern California will

late November spans through mid-April. "It's looking quite active

here for the winter season. We're going to be sitting at above average definitely from where we're supposed to be right now," said Roser. "But for the drought overall, we still need a lot more rain on top of this for it to even out. But, we'll also need to account for what's happening in the Sierra [Nevada] and the Colorado River as well."

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court's grants of summary judgment."

Costa Mesa City Atty. Kimberly Hall Barlow said the city earnestly sought in discovery to distinguish facilities legitimately serving residents rehabilitating from their disability from bad actors who'd set up shop solely to collect insurance payouts.

"They didn't give us any information in the cases. There was just no way of knowing who [residents] really were and whether they were sober or if they had a disability," she said Thursday. "This decision says they don't have to prove a disability, and we basically have to take [operators'] word for it."

Barlow confirmed both SoCal Recovery and RAW have ceased operating in Costa Mesa which, at one point, played host to as many as 94 unlicensed sober living homes in singleand multifamily residential areas. It is still uncertain what impact Tuesday's ruling may have on the city's still open lawsuits and the fate future sober-living of home applications that may come to Costa Mesa City Hall. Barlow said staff and the City Council plan to discuss the matter with legal counsel in a closed session council meeting on Jan. 17.

#### COMMUTER 13 15 PUZZLE 18 19 By Jacqueline 22 E. Mathews 23 24 25 ACROSS 1 27 28 30 31 32 33 Christmas tree, 34 35 36 4 lam; fleeing 9 Donahue or 37 38 39 13 Nights before 40 42 15 Composer 43 George M. 16 "What's My \_?" 46 48 49 50 51 52 53 55 54 affirmative 57 58 18 Something 61 62 60 19 Mantel pieces 20 Undesirable 63 64 22 Tree house? 23 School subject

#### **SUDOKU**

#### By the Mepham 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.

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12 In case 14 Humiliating 21 Dustcloths real 27 Hippie's greeting 28 Leases 29 Bawled 30 Female red deer 31 Property sale snags 32 Steer clear of 33 Stall 35 Untainted 39 Temporarily inactive 41 \_\_ Affleck 42 20th-century U.S. president 44 Detroit team 47 Criminal 48 Annual dance 50 Utilizes 53 African nation Daily Show" 55 Very heavy book 59 Man's nickname

11 Hotels 25 Suffix for art or 26 Satchel handle 38 Strange person 45 Give to a cause 49 Reason to wed 52 Slight coloring 54 Trevor of "The

also filed state court abatement actions against appellants." along with other facility operators, filed a series of lawsuits in 2018, claiming Costa Mesa's new ordinances discriminated against the recovering addicts they served who, by definition of the law, were disabled persons.

When the city requested records and details to clarify whether individual residents met certain criteJames Selna disagreed, declaring in an April 2020 summary judgment the operators of Southern California Recovery Centers failed to establish residents in their homes were actually disabled, or that the city regarded them as such.

"Plaintiffs have produced no evidence that the individuals at issue have a physical or mental impairment that substantially limits one or more major life activities," Selna wrote in the ruling.

plaintiffs in a similar lawsuit, claimed "draconian permitting requirements" imposed by the city against sober living homes were discriminatory.

The district court similarly concluded there was no "per se rule that all individuals in a drug rehabilitation program qualify as disabled or protected" and maintained proof of disability had to be more individualized. Separate appeals later filed by RAW and SoCal Recovery were considered jointly. Although Selna's judicial reasoning stood for more than two years, the 9th Circuit panel of judges determined the U.S. District Court and the city erred in believing it was incumbent upon facility operators to provide individualized evidence of clients' disabilities.

Owners of RAW, as co-

negotiated 40 Do a juggling ; multitask 41 Exposed 42 Henry or Pete 43 Bugged 45 Bandleader Tommy 46 Ending for signor or czar 47 Paper to be filled out 48 Appliance cord's end 51 Flight \_; airline employee 56 New York's state flower 57 String instrument 58 Cozy corner 60 Make \_; redo 61 Gold bar 62 Make gentle 63 \_ up; botch 64 Gem

#### For answers to the crossword and Sudoku puzzles, see page A2.

65 Female bird Utah 6 Many a DOWN Southeast Asian 1 Actress Tina 7 Word attached 2 Currier's partner to cut or do 3 Bring in the 8 Going inside of harvest 9 Dive 4 Groups of eight 10 Put on the 5 From Arizona to payroll

Tribune Media Services

ria for disability — such as the length of their sobriety and protocols in the event of a relapse, which would effectively terminate a person's disabled status - operators refused, claiming that complying with the request would violate patient confidentiality laws.

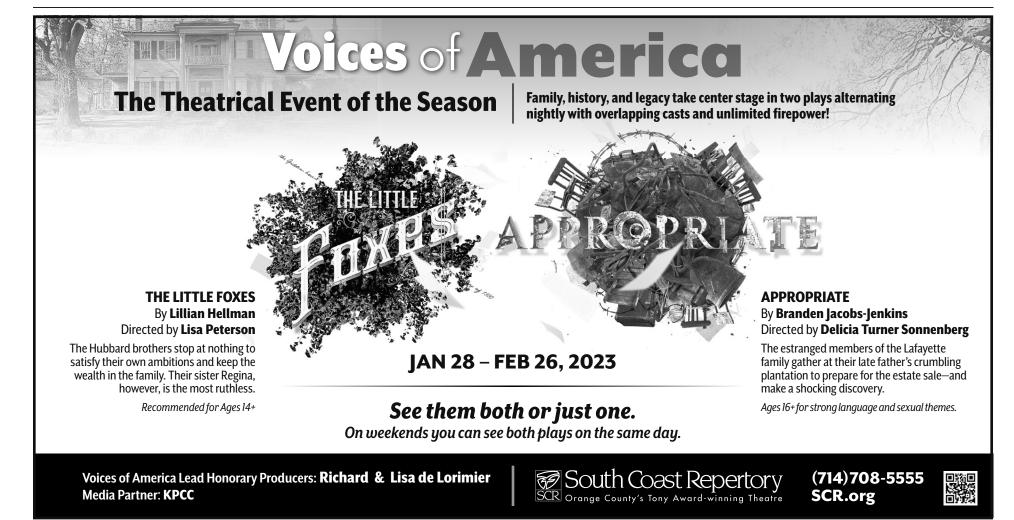
They further alleged that, as sober living facilities with established policies, procedures and house rules designed to serve clients with disabilities, which had ostensibly been treated as such by the city throughout the permitting and accommodation process, the collective disability status of their clientele was self-evident.

U.S. District Court Judge

"We agree that the district court applied incorrect legal standards," the judges wrote. "We therefore reverse the district

"All of the options, in respect to how the city responds to this, are on the table," she said.

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	Vinyl Records Wanted	for-whether		n Review Board / Board of Adj		Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, January 26, 2023				
	\$\$\$ Top cash paid 4 all or part of collection.	you're seeking a			Avenue, Laguna Beach, CA	at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review				
	Jazz, Classical,	home, apartment, pet or new			ty.zoom.us/j/96967550268?p- one No. DRB: (669) 900-9128	22-1451; Variance 22-1928 Address: 31550 Eagle Rock Way   APN: 056-087-19 Applicant:				
	Psychedelic, Blues	occupation!	/ ID NO. 969 6755 0268 Th	ursday, January 26, 2023 at 5	5:00 PM The CITY OF LAGUNA	James Ward Henry II, Designer (949) 510-5771 james@jameshenrydesign.com Property Owner: Karen Metcalfe Application Filing Date: January 7, 2022 PROJECT DESCRIPTION: The applicant requests design review for additions (162 square feet), roof modifications,				
	949-933-6777 Mike	·			. You may participate in-per- gn Review 22-1864; Variance					
					pplicant: Hugo Soria, hugoso-	a new skylight, changes to doors and windows, and to maintain nonconforming site condi-				
LEGAL NOTICE			riadesign@yahoo.com Prop	erty Owner: Dali V LLC Applica	ation Filing Date:	tions (no on-site parking spaces and encroachments in the required front yard and side yard setbacks), and modifications to a structure on the historic register in the VC zone (Village				
		LEGAL NOTICE			nt requests design review for Protection (RHP) zone. Design	Community). A variance is requested to allow the addition without providing on-site parking				
	N	OTICE OF PUBLIC HEARING	Review is required for new i	retaining walls, changes to spa	, windows and doors, elevated	(LBMC Section 25.56.008). COASTAL ZONE: This project is located within the excludable area				
		Review Board / Board of Adjustment			ding, and landscaping. A vari- lot coverage from 29.5% to	and does not require a Coastal Development Permit. CEQA: This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15331 - Historical				
	In-Person: City Hall Council (	Chambers at 505 Forest Avenue, Laguna Beach, CA 92651			a non-appealable area of the	Resource Restoration/Rehabilitation and is limited to maintenance, repair, stabilization, reha-				
		<u>tps://lagunabeachcity.zoom.us/j/96967550268?pwd=U0R-</u> 3kwZz09 Virtual Phone No. DRB: (669) 900-9128 / ID NO.	Coastal Zone. CEQA: This	project is categorically exen	pt pursuant to the California	bilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic				
		nuary 26, 2023 at 5:00 PM The CITY OF LAGUNA BEACH			ew Construction or Conversion ruction and location of limited	Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City's website the Saturday before the public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Kevin Parker, Associate Planner at kparker@lagunabeachcity.net or submit to the Community Development Department located at 505 Forest Avenue, Laguna				
	will hold a public hearing o	on the request below. You may participate in-person at	numbers of new, small stru	ctures. MORE INFORMATION:	The property is required to be					
		m. Case No.: Design Review 22-2477 & Variance 22-2478 PN: 670-231-04 Applicant: James Conrad, Architect (949)			he hearing. The proposed proj-					
	497-0200 jconradarc@gmai	I.com Property Owner: David Hearn Application Filing		ty.net/live-here/city-council/m	rday before the public hearing eetings-agendas-and-minutes)					
		CT DESCRIPTION: The applicant requests design review approval in the TAB (Three Arch Bay) zone. Modifications	and at the Community De	velopment Department publi	c counter during the follow-					
	include an attached 848 squ	are-foot accessory dwelling unit, grading, retaining walls,			alternating Fridays. Pursuant and 12.16.080(e), landscap-					
		scaping. A variance is requested to exceed the maximum	ing previously approved th	rough the design review pro	cess with established height					
	building height [LBMC 25.44.050(F)]. COASTAL ZONE: This project is located within a deferred certification area, whereas any applicable Coastal Development Permit is				preservation and view resto- COMMENT: If you have any	Beach, CA 92651. Comments may also be made via teleconferencing during the Public				
		ssion. CEQA: Staff recommends the Design Review Board			please communicate those	Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person				
		project is categorically exempt pursuant to the California idelines, Section 15303 - New Construction or Conversion			gunabeachcity.net or submit	wishing to discuss a project on the Consent Calendar must be logged in to the meeting punc-				
		he project consists of construction and location of limited			t 505 Forest Avenue, Laguna conferencing during the Public	tually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the				
	numbers of new, small struct staked with story poles at lea	ures. MORE INFORMATION: The property is required to be st 21 calendar days prior to the hearing. The proposed proj-	Hearing from a computer, i	Pad or smart phone or in-per	son in the Council Chambers.	public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may				
	ect plans will be available on	the City's website the Saturday before the public hearing	If you have concerns about to view the temporary sto	t the proposed project, you m ry poles from your property	ay invite the Board Members prior to the meeting. Please	invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled				
		net/live-here/city-council/meetings-agendas-and-minutes) elopment Department public counter during the follow-	contact the Board Member	s no earlier than the Friday I	before the scheduled hearing.		bers and e-mail addresses are			
	ing hours: Monday – Friday:	: 7:30am – 3:00pm, closed alternating Fridays. Pursuant			ble at City Hall or on the City's	City's website below. Board I	Nembers will visit the applicant's	s property prior to the hearing.		
		Code Sections 12.14.040(d) and 12.16.080(e), landscap- ough the design review process with established height		neachcity.net/cityhall/council/	's property prior to the hear- committees/designreview.htm.	https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related				
		all future hedge height, view preservation and view resto-			with a disability who require	modification or accommodation to participate in a meeting may request such modification or				
ration claims by neighboring property owners. HOW TO COMMENT: If you have any					to participate in a meeting the Zoning Division at (949)	accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this appli-				
comments or concerns about the proposed project, please communicate those thoughts in writing to Chris Dominguez, Senior Planner at Cdominguez@lagunabeachcity.net			497-0329. Notification 48	hours prior to the meeting	will enable the City to make					
	or submit to the Community	Development Department located at 505 Forest Avenue,			neeting. Pursuant to California application in court, the issues		sed shall be limited to those rai			
Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council					g or in written correspondence		red to the public agency prior to,	or at, the public hearing.		
Chambers. If you have concerns about the proposed project, you may invite the Board			icy prior to, or at, the public he							
Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hear-					NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND					
	ing. A list of Board Members	and e-mail addresses are available at City Hall or on the				CLAIM OF LIEN Order No: 05946130 TS No: W22-05019 YOU ARE IN DEFAULT				
		Members will visit the applicant's property prior to the hear-	NOTICE OF TRUSTEE'S SA	LE Under a Notice of Delinqu	ient Assessment Lien Alterra	UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 12/14/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE				
		achcity.net/cityhall/council/committees/designreview.htm. vith Disabilities Act, persons with a disability who require			0774 YOU ARE IN DEFAULT		F YOU NEED AN EXPLANATIO			
	a disability related modifie	ation or accommodation to participate in a monting	UNDER A NOTICE OF ASS	SESSMENT LIEN (CIVIL CODE	SECTION 5740) RECORDED	DROCEEDING ACAINEEN	OUL VOLL CHOULD CONTA	CT A LANAGED MOTICE :		

a disability-related modification or accommodation to participate in a meeting 4 and the such modification of accommodation from the Zoning Division at (349) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing

Trustee's Sale No. 22-100265 Attention recorder: the following reference to an attached summary is only applicable to notice(s) mailed to the trustor. Note: There is a summary of the information in this document attached Notice of Trustee's Sale You are in default under a deed of trust dated November 27, 2006. 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 January 13, 2023 at 10:00 a.m., C&H TRUST DEED SERVICE, as duly appointed or substituted Trustee, under the certain Deed of Trust executed by Mark Wimbley, an unmarried man as Trustor, to secure obligations in favor of Ming Lo, trustee of the trust of Ming Lo, dated November 12, 2003 as Beneficiary, recorded on 11/27/2006 as Instrument No. 2006-000794384 of Official Records in the office of the County Recorder of Orange County, California. Will sell at public auction to the highest bidder for cash, or cashier's check, (payable at the time of sale in lawful money of the United States by cash, a cashier's check drawn by a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to business in this state) (Cashier's checks must be directly payable to "C&H TRUST DEED SERVICE") On the front steps to the entrance of the Orange Civic Center located at 300 E. Chapman, Orange, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described real property situated in the aforesaid County and State, to wit: As more fully described in said deed of trust The street address or other commor designation of the above-described property is purported to be 2900 Bristol St. Unit 9 Costa Mesa, California 92929 Assessor's Parcel No. 939-57-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown hereinabove. Said sale will be made, but 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, to wit: Said property is being sold for the express purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is estimated to be \$263,933.61. 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 Trustee, or predecessor Trustee, has caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 (949)860-9155 for information regarding the trustee's sale or visit www.chtrustdeed.com for information regarding the sale of this property using the file number assigned to this case 22-100265. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web site. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 305-8901, or visit this internet website, www.chtrustdeed.com, using the file number assigned to this case 22-100265 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. Please take notice that if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Further, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid and shall have no further recourse or remedy against the Mortgagor, Mortgagee, or Trustee herein. If you have previously been discharged in bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holders rights against the real property only. As required by law, you are notified that a negative credit reporting may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligation. For Trustee's Sale dates, bids and postponement information, please call (949) 860-9155 or visit www.chtrustdeed.com. For any other inquiries, including litigation or bankruptcy matters, please call (949) 305-8901 or fax (949) 305-8406. C&H Trust Deed Service, as Successor Trustee Dated: December 14, 2022 Coby Halavais Trustee's Sale Officer (IFS# 28477 12/23/22, 12/30/22,01/06/23)

UNDER A NOTICE OF ASSESSMENT LIEN (CIVIL CODE SECTION 5740) RECORDED 12/18/2019. 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 CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN that ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 12/18/2019 as Instrument No. 2019000531478 in the Official Records of the County Recorder of Orange County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on 8/01/2022, as Instrument No. 2022000264505 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on 5/01/2008 as Instrument No. 2008000207242. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 01/25/2023, at 01:30PM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, At: At The North Front Entrance To The County Courthouse At 700 Civic Center Drive West, Santa Ana, CA 92701, All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" UNIT 41 (the "Unit") as shown and described in the Condominium Plan (together with any amendments thereto, collectively, the "Plan") for a portion of Lot 4 of Tract No. 16989, which Plan was recorded on July 30, 2013, as Instrument No. 2013000455494 in Official Records of Orange County, California ("Official Records"). Tract No. 16989 is shown on the Subdivision Map ("Map") filed in Book 887, Pages 36 and 48, inclusive, of Miscellaneous Maps in the Office of Orange County Recorder. The record owners of which are David Ryan Van Wagner and Amy Michelle Oliver, husband and wife as community property ("Owner"). Street address or other common designation of Property to be sold: 31 Waldorf, Irvine, CA 92612, APN 930-248-74. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein Name and Address of Creditor Association at whose request the sale is being conducted: Central Park West Community Association ALTERRA ASSESSMENT RECOVERY, LLC 27101 Puerta Real, Suite 250, Mission Viejo, CA 92691 (916) 939-0772 | www.nationwideposting.com The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. The total amount of the unpaid balance of the obligation secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of initial publication of the Notice of Sale is \$18,710.94. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. 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. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A non-judicial foreclosure by an association to collect upon a debt for delinguent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." 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 (916) 939-0772 or visit this internet http://www.nationwideposting.com, using the file number assigned to this case [2022-490774]. 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 http://www.nationwideposting.com. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case [2022-490774] 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. OFFICE VISITS ARE BY APOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 12/12/2022 Central Park West Community Association a California corporation By: STEVEN J. TINNELLY, Esq., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for CENTRAL PARK WEST COMMUNITY ASSOCIATION NPP0419456 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 12/30/2022, 01/06/2023.01/13/2023

AND AULT ATED Y BE THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinguent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 12/17/2021 as instrument number 2021000758112 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 7/12/2022 as instrument number 2022000244189 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 6/9/1981 as instrument number 13706, in Book 14092 at page 1802. WILL SELL on 02/01/2023, 01:30PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the abovereferenced Lien. The purported owner(s) of said property is (are): Chan C. Lee, a single man as to an undivided 40% interest and Suk Lee and Ok-Sun Lee, Trustees of the Lee Family Trust Dated 10/28/16. The property address and other common designation, if any, of the real property is purported to be: 20 Menlo Aisle, Irvine, CA 92612-4114, APN 939-18-923. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$8,811.04. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You 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 AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case: W22-05019. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case W22-05019 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 vou may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paguette, Trustee Sales Officer Dated: 12/14/2022 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0419276 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 12/23/2022, 12/30/2022, 01/06/2023

