

Daily Pilot

THURSDAY, JUNE 12, 2025 /// dailypilot.com

ICE raids F.V. car wash, 7 workers taken into custody

Seven employees were taken into custody during an immigration raid on Monday morning at a car wash.

BY ANDREW TURNER

The mood among a few employees gathered inside the lobby of Magnolia Car Wash was a somber one on Wednesday morning, a meeting taking place just a couple days after seven members of the team were taken away in an

immigration raid.

The raid occurred at approximately 9:30 a.m. on Monday at the hand car wash, which is located at the southeast corner of Magnolia Street and Talbert Avenue in Fountain Valley.

Gabriel Romero, a manager at the car wash, recalled the scene as uniformed personnel showed up at the business and began to escort workers off the property.

"We have customers. It's not fair," Romero said. "People come, never say, 'This is my ID. I come for ICE,' or something. They come

in regular vehicles. It's not like ICE patrols or anything else. ... When a guy comes through the door, I say, 'What can I do for you, sir?' He didn't respond to me anything."

Romero described the crew arrived as dressed "like soldiers." During a heated exchange, one of the employees was grabbed around the neck, he said.

"[The employee] was pissed," Romero said. "When [he] tried to say, 'Hey, leave them alone,' the

See **Raid**, page A5



Andrew Turner

SEVEN PEOPLE were taken in an immigration raid on Monday at Magnolia Car Wash in Fountain Valley.

Double, double, lots of bubbles

Kids were invited to watch Megan the Bubbleologist blow fantastic bubbles and show off bubble tricks at the library in Newport Beach.

BY SUSAN HOFFMAN

Close to 90 kids and parents were entertained by Megan the Bubbleologist's Bubble-tastic-show for the summer reading program kickoff Saturday at the Mariners branch of the Newport Beach Library.

Megan McIver, who has been performing for children and families for more than 20 years kept her audience engaged with her bubble tricks for almost an hour.

The children sat shoulder-to-shoulder on the floor as close as possible to the staging area of the bubble show in the Victor Jorgensen Community Room adjacent to the library.

As the bubbles grew in size, so did the kids' enthusiasm, shifting from captivated wonder to spirited excitement once the mega-size bubbles made their way into the audience. They laughed and cheered as they swatted, chased and blew the bubbles to the ceiling.

Megan then selected 10 children from the audience to join the the grand finale of the show. Each child had a turn at being wrapped inside their own bubble.

Four-year-old Quinn Hill of Newport Beach acknowledged that she not only liked bubbles, but also noted that standing inside one made her feel, well, like she was in a bubble.

"It was very interesting, I think she had their attention the entire time," said Quinn's mom, Kathleen Hill. "What kid doesn't like bubbles?"

Special events are planned along with different themes each week until Aug. 2 as part of the library's children's summer reading program for babies to those entering 6th grade.



Susan Hoffman

BUBBLES help kick off the summer reading program with Megan the Bubbleologist, who encased audience member Quinn Hill with her own bubble Saturday at Mariners Newport Beach library.

Measures A and B proponents claim victory

Huntington Beach voters have decided on the future of library operations.

BY MATT SZABO

Amanda Galath has frequently taken her children, ages 12 and 14, to the Huntington Beach Central Library.

The Huntington Beach resident followed the campaign for Measures A and B closely, but a turning point came when signs asking residents to "Protect Our Kids From Porn" with a "no" vote popped up on streets near local schools on the Monday after Easter.

"I was so caught off guard and really infuriated that I was forced to have a conversation with my school-aged kids that I wasn't ready to have," Galath said. "That's what lit the fire."

A passionate campaign concluded with special election day Tuesday. Measures A and B appear on track for victory in Huntington Beach, with advocates calling that a win for the city's public library system.

As of Wednesday afternoon,



Don Leach / Staff Photographer

RESIDENTS return from voting in the Huntington Beach special election related to the library measures at Edison Community Center.

Measure A had 30,407 votes for (58.96%) and 21,169 votes against (41.04%) on the Orange County Registrar of Voters website. The measure would repeal a parent/guardian children's book review board of up to 21 members, appointed by the Huntington Beach City Council, which could relocate books deemed offensive to a restricted area while also stopping new children's books from entering the collection if they didn't meet "community standards."

The board's decisions would have been final.

A Measure A victory would leave policies for the selection and use of library materials in the hands of the city's director of community and library services.

Measure B had 31,409 "yes" votes (60.95%), and 20,120 "no" votes (39.05%). That measure would require both the council and a majority of Surf City voters to approve any outsourcing of library operations. The council had explored doing so last year before a bid was pulled.

The next update was scheduled for Wednesday at 5:30 p.m on the registrar's website, after print

See **Libraries**, page A6

Vote counts in NMUSD race favor challenger

BY SARA CARDINE

Voters in Newport-Mesa Unified School District's Trustee Area 5 — which represents three schools in Newport Beach — cast ballots to fill a school board seat vacant since December, favoring Andrea McElroy for the position, according to preliminary results Wednesday.

Ballot totals updated by the Orange County Registrar of Voters as of press time indicated McElroy was leading the two-candidate contest with 2,628 ballots, or 54.24% of the vote, over challenger Kirstin Walsh who had so far secured 2,217 ballots in her favor.

The contest pit Walsh, 54, a licensed occupational therapist and mother of two Newport Harbor High School students, against McElroy, 55, mother of a former NMUSD student and owner of an activewear brand for women.

Both candidates sought to fill a vacancy left by former Trustee Michelle Barto, who left the school board in December after she was elected to the Newport Beach City Council.

Newport-Mesa's Board of Trustees initially appointed Walsh in a 4-2 vote to fill out the remainder of Barto's term, after interviewing four candidates, including McElroy, during a Jan. 27 special meeting.

However, a special election was called in March, after a petition

See **Results**, page A2

H.B. draws from reserves for budget

BY MATT SZABO

The Huntington Beach City Council has passed a budget with a listed surplus of \$1.1 million for fiscal year 2025-26, though the city will be dipping into reserves and slashing some programs to do so.

The council unanimously voted to adopt the budget at its June 3 meeting. The fiscal year begins July 1.

Robert Torrez, the city's interim chief financial officer, presented the budget at the meeting. The nearly \$555-million budget includes more than \$298 million in general fund revenues.

Torrez said the budget balancing included the elimination of six positions, including a deputy city manager and senior deputy city attorney, which would save about \$2 million. Nearly \$3 million in ongoing operating expenses will also be cut, including the mobile mental health program Be Well. Laguna Beach also recently decided to scale back its Be Well

See **Budget**, page A4

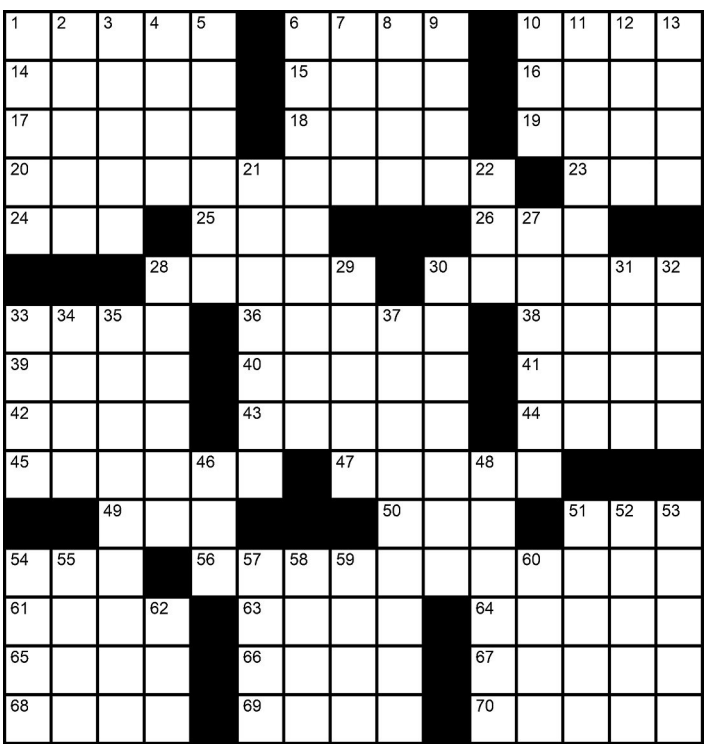
THE DAILY
COMMUTER
PUZZLE

By Stella
Zawistowski

ACROSS
1 Light-bending crystal
6 "¿Qué __, amigo?"
10 Common email attachments: Abbr.
14 Bone-chilling
15 Former lovers
16 Tight holds
17 In separate places
18 Shop that sells Reubens
19 Mystical glow
20 Butterfly larva
23 Precious stone
24 Look over
25 Nest egg option: Abbr.
26 Clear the table
28 Mary, Queen of

30 Cold season
33 "Bad idea!"
36 Data plot
38 Absolutely adore
39 __ interface
40 "Inside Out" girl
41 Slices of time
42 "Get out!"
43 Sharp or severe
44 Shipped
45 Bicycle for two
47 Some DVR devices
49 Hot beverage
50 "Perfect" rating
51 " __ So Fine"
54 Exist
56 Must-have
61 Goes bad
63 Currency in Croatia
64 For better or __
65 Ripped
66 Claim on a house
67 Collection of photos
68 Right away, in the ER
69 Resorts with mud wraps
70 Affirmative answers

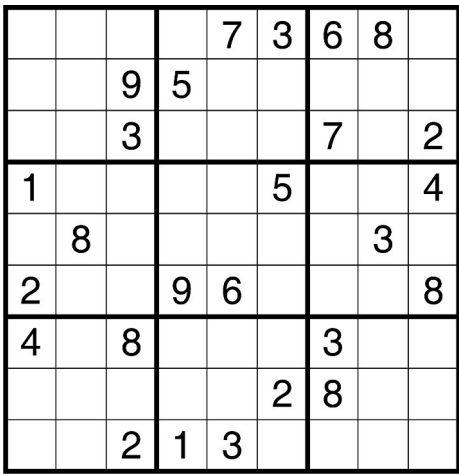
DOWN
1 Serenity



SUDOKU

By the Mephram Group

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



For answers to the crossword and Sudoku puzzles, see page A3.

2 Satisfy a debt	8 Auction off
3 Extremely angry	9 Himalayas' continent
4 Horse's father	10 Putting group: Abbr.
5 Like grams and liters	11 Rite Aid, e.g.
6 Child-related, in medicine	12 Ready, aim, __
7 Skating jump	13 Unwanted email

21 Order of events
22 MLB stat: Abbr.
27 Except if
28 Walked
29 French toasting word
30 " __ would you ask?"
31 The NBA's Mobley
32 Take five
33 Clean with a rag
34 Job site regulator: Abbr.
35 Bright aquarium fish: 2 wds.
37 Formal requests
46 Corn serving
48 Street sign with an arrow: 2 wds.
51 Thyme and oregano
52 Come next
53 Bouquet parts
54 Creative pursuits
55 __ cause
57 Slithery fish
58 Clever joke
59 Fertilizer compound
60 Beauty mark
62 Congeal

Tribune Media
Services

Costa Mesa police arrest H.B.
man on suspicion of murder

BY SARA CARDINE

Costa Mesa police have arrested a Huntington Beach man on suspicion of murder, after a woman was discovered last week with multiple gunshot wounds on a sidewalk outside a residential area, officials announced Monday.

With assistance from Costa Mesa Police Department's Special Investigations Unit, officers on Saturday morning located and detained 19-year-old Oscar Saldivar, after executing search warrants in Huntington Beach, according to a CMPD release issued

Monday.

Investigators believe Saldivar is responsible for the fatal shooting of Monserrat Colorado, 20, of Huntington Beach, the night of June 2 at the 1500 block of Costa Mesa's Lukup Lane. Police were called to the scene shortly before 11:15 p.m., where they found Colorado unresponsive.

After multiple attempts to revive Colorado, she was pronounced dead at a nearby hospital. Detectives believed the victim knew her attacker and, according to Monday's release, were led by evidence to the location where Saldivar was ar-

rested.

During the execution of the search warrants, officers recovered a firearm. It is unknown whether it is the same gun used to kill Colorado, officials said.

Saldivar on Monday was being held in county jail facing one count of felony murder and a felony sentencing enhancement for using a firearm to cause great bodily injury or death. He is scheduled to appear in court for an arraignment hearing on June 30, court records indicate.

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RESULTS

Continued from page A1

garnered enough signatures to essentially repeal Walsh's appointment. The move is estimated to cost the district between \$444,695 and \$493,802, a sum a district spokeswoman confirmed Tuesday will be covered with general fund reserves.

McElroy and Walsh did not have much time to campaign after submitting papers to the county registrar during a three-day filing period in March.

From there, the two Newport Beach residents had less than three months to communicate their priorities and intentions to 19,076 registered voters residing in the trustee area, which incorporates Newport Elementary, Ensign Intermediate and Newport Harbor High.

Walsh received endorsements from the four NMUSD trustees who appointed her in January — Ashley Anderson, Carol Crane, Leah Ersoylu and Michelle Murphy — along with former Newport Beach Mayor Nancy Gardner.

McElroy was backed by the two trustees opposed to Walsh's appointment, Krista Weigand and Lisa Pearson, along with Barto herself, current Newport Beach Mayor Joe Stapleton, the Republican Party of Orange County and its chair, former Newport Beach Mayor Will O'Neill.

The race became heated last month, when a retired judge who'd reportedly donated to Walsh's campaign but was not active in it released to local media outlets details of several lawsuits filed against McElroy, some for nonpayment of rent and others related to past business enterprises she ran with her ex-husband under the surname Young.

McElroy alleged the leak was part of a "smear" campaign against her, a claim Walsh denied in an interview with the Daily Pilot.

Walsh, who on Wednesday was cheering on son Milo at a USRowing Youth National Championship in Florida, did not comment on the results, saying she and her family were waiting for further election updates that evening.

McElroy declined to answer questions about the race but thanked her husband, Thom, campaign team and district voters for their support.

"This process has been about giving Area 5 voters the chance to speak, and they have," she said in a message. "Kirstin ran a spirited campaign, and it will be my responsibility to represent our entire community. Time to get to work."

Despite McElroy's lead, he preliminary results are not final. The Orange County Registrar of Voters estimated Wednesday there were still 3,260 ballots left to process between the school board race and two ballot measures in Huntington Beach, including 2,660 vote-by-mail ballots.

Additional updates will be made starting Wednesday at 5 p.m. and then weekly from there during the registrar's canvass period until the last official results are posted at ocvote.gov/results/current-election-results.

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ST. PAUL'S 45TH ANNUAL
IRVINE GREEK FEST
JUNE 20, 21, 22, 2025
FRIDAY: 5PM - 10PM
SATURDAY: NOON - 10PM
SUNDAY: NOON - 9PM

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Daily Pilot

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STUDENTS WITH STUDENT I.D. FREE FRIDAY 5PM - 10PM

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Every Wednesday, get the news that matters most to your community in the TimesOC newsletter, with the latest on issues from business and immigration to food and what to do this weekend. It's the top local stories from the Daily Pilot, the L.A. Times and TimesOC — all delivered straight to you.

12:59

Los Angeles Times
TimesOC

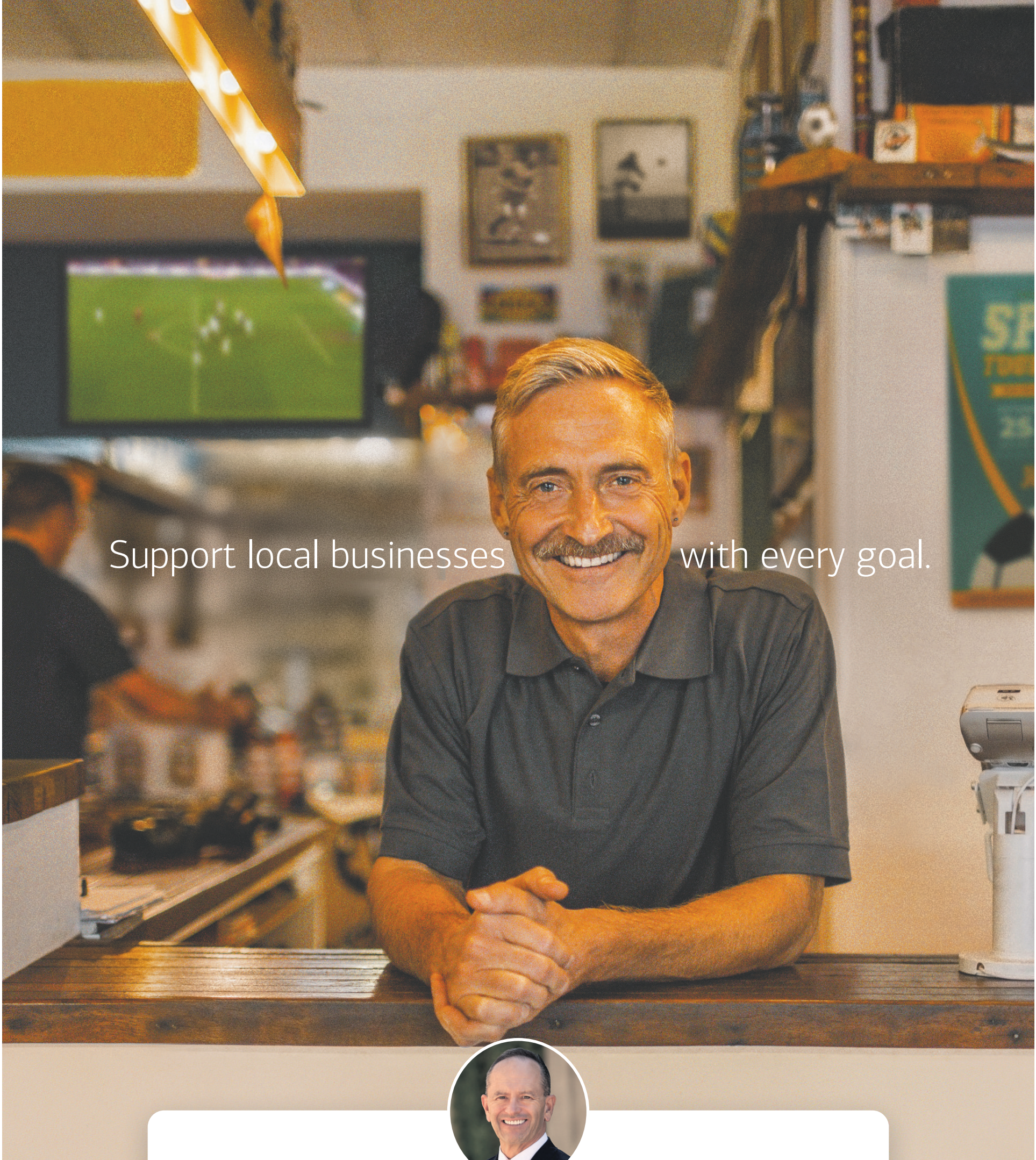
California State Parks seasonal lifeguard Sierra Fockler discovered a 14-inch Pacific football fish around 2:30 p.m. on Friday, Oct. 13, near the lifeguard station located at Crystal Cove State Park in Orange County. It's the second such case of the fish washing ashore over the last three years. (Courtesy of California State Parks)

Good morning. It's Wednesday, Oct. 25. I'm Carol Cornaci, bringing you this week's **TimesOC newsletter** with a look at the latest local news and events.

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp teeth.

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spookily-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.

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BUDGET

Continued from page A1

hours.

Another part of the budget balancing included withdrawing \$1.5 million from a Section 115 trust, as well as reducing \$4.5 million in general fund transfers to self insurance worker's compensation and general liability funds. Additionally, the budget calls for a transfer of \$2.4 million to the general fund from the Waterfront Loan repayment.

Mayor Pro Tem Casey McKeon said he and his colleagues have worked hard every year since being elected in 2022 to turn a budget deficit into a surplus.

"This one was the hardest one — \$8.8 million and we did it," McKeon said. "To touch on the reserves, we used strategic and prudent use of reserve funds, which is what these reserve funds are designed for in situations like this."

But some residents were critical of the portrayal of a balanced budget, especially with more budget deficits



File Photo

THE COUNCIL unanimously voted to adopt the budget at its June 3 meeting. The fiscal year begins July 1.

projected in the future.

"We are in fiscal crisis, and the way you present things will not change those facts," Ken Inoue said.

Nearly half of the city's revenues are taxes, with property tax accounting for

37.9% of the revenue and sales tax an additional 17.6%.

More than half of general fund expenditures go to the police department (32.2%) and fire department (21.6%) combined.

Council members also

discussed hiring additional fire captains, with McKeon moving to add one more administrative fire captain and upgrade the ambulance model from 14 hours to 24 hours.

The department had asked for two additional captains, Councilman Chad Williams said. He then asked why the council couldn't approve the second captain position for special events, calling it a necessity rather than a luxury.

ury.

"They wouldn't be asking for it if they didn't need it," Williams said. "We have over 1,000 employees in the city, and I can't wrap my mind around the idea that these two fire captains would somehow end up at the very bottom of that barrel."

But McKeon said he had talked with officials there.

"They understand that we need to get our revenues up and our expenses down,

and we'll readdress that second captain position later this year," he said.

Williams' substitute motion for two administrative fire captains rather than one failed 5-2, with only Don Kennedy joining Williams in support. McKeon's amended motion for the one captain then passed 6-0-1, with Williams abstaining.

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CROSSWORD AND SUDOKU ANSWERS


P	R	I	S	M		P	A	S	A		P	D	F	S
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4	6	8	7	5	9	3	2	1
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9	5	2	1	3	8	4	6	7

MARKETPLACE

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LEGAL NOTICE



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, June 24, 2025, at 4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

2025 Drinking Water Quality Report on Public Health Goals- The California Health and Safety Code Section 116470 requires all water agencies to prepare a report every three years if any of the water quality samples collected between 2022 and 2024 exceed a Public Health Goal (PHG) or Maximum Contaminant Level Goal (MCLG). City staff has prepared a Public Health Goals Report (Report) which provides the required information for compliance based on the water quality data collected for those three years. As required by the State Code, the report is being presented for the purposes of accepting and responding to public comments.

NOTICE IS HEREBY FURTHER GIVEN that this action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

All interested parties may appear and present testimony in regard to the report. Prior to the public hearing, the agenda staff report, may be reviewed at the City Clerk's Office, at 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Utilities Division or access the City's website after the meeting to review the action on this item.

For questions regarding this public hearing item, please contact the Utilities Department at 949-644-3011.

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach

**NOTICE TO CREDITORS
OF BULK SALE**
(Secs. 6104-6105 U.C.C.)
Escrow No. 26820-TC

Notice is hereby given to creditors of the within named seller(s) that a bulk sale is about to be made of the assets described below.

The name(s) and business addresses(s) of the seller are:
JPN Mart, Inc., 3151 Harbor Blvd., Costa Mesa, CA 92626

The location in California of the chief executive office of the seller is: 3848 West Carson Street, Suite 330, Torrance, CA 90503

As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE

The names and business address of the buyer(s) are:
Anaheim Feed & Pet Supply, Inc., 1730 North Lemon Street, Anaheim, CA 92801

The assets to be sold are described in general as: Furniture, fixtures, equipment, lease, leasehold improvements, and is located at: 3151 Harbor Blvd., Costa Mesa, CA 92626

The Business name used by the seller(s) at that location is: Seiwa Market

The anticipated date of the bulk sale is 06/30/25 at the office of Hammi Escrow Co. Inc. 3130 West Olympic Blvd. Suite 400, Los Angeles, CA 90006. This Bulk Sale is subject to California Code Section 6106.2.

If so subject, the name and address of the person with whom claims may be filed is Hammi Escrow Co. Inc. 3130 West Olympic Blvd. Suite 400, Los Angeles, CA 90006 and the last date for filing claims shall be 06/27/25, which is the business day before the sale date specified above.

Dated: May 21, 2025
Anaheim Feed & Pet Supply, Inc., a California Corporation
By: S/ John Watts, CFO
6/12/25
**CNS-3934793#
DAILY PILOT**

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**BSC 226919
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
MARGARET CHANG
30-2025-01484901-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: **MARGARET CHANG.**

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

THE PETITION FOR PROBATE requests that **SUSAN CHANG** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **July 24, 2025 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for the Petitioner:
BRIAN H. TON, ESQ
SATORI LAW GROUP, INC.
10061 TALBERT AVE., STE 325
FOUNTAIN VALLEY, CA 92708
Published in the HUNTINGTON BEACH INDEPENDENT on: 6/5, 6/12 & 6/19/2025

NOTICE OF PUBLIC HEARING BEFORE LIENS ARE PLACED ON THE TAX ROLL
Costa Mesa Sanitary District

Notice is hereby given that the Board of Directors of the Costa Mesa Sanitary District shall hold a public hearing at 290 Paularino Avenue, Costa Mesa, on June 23, 2025, at 4:30 p.m., to determine whether the following properties shall have a lien imposed upon them for the failing to pay sewer or trash collection or other district charges:

2551 Santa Barbara LN 25, CM (APN 988-013-72) \$11,811.16

Harbor Blvd 420061, CM (APN 988-013-76) \$9,946.24

2579 San Clemente Dr, CM (APN 420-051-01) \$27,352.16

At the time and place indicated, the Board of Directors will consider any reasons why a lien should not be placed on these properties. If the Board determines to impose a lien on the property, it shall carry interest at the lawful rate.

Contact: Noelani Middenway, District Clerk
949-645-8400 x227

**BSC 226923
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
Harold Richard Wicks, Harold R. Wicks
30-2024-01397037-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: **Harold Richard Wicks, Harold R. Wicks.**

A PETITION FOR PROBATE has been filed by **Bryan R. Wicks** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **Bryan R. Wicks** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **July 23, 2025 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for the Petitioner:
DUANE S. LINDSEY, ESQ
LAW OFFICES OF DUANE S. LINDSEY, A.P.C.
2082 MICHELSON DR.
IRVINE, CA 92612
Published in the ORANGE COAST DAILY PILOT on: 6/5, 6/6 & 6/12/2025

LEGAL NOTICE

**NOTICE TO CONTRACTORS CALLING FOR BIDS
COAST COMMUNITY COLLEGE DISTRICT**

NOTICE IS HEREBY GIVEN that the Coast Community College District ("DISTRICT"), acting by and through its Board of Trustees, will receive sealed bids for the award of a contract for the following named Project. Bids will be received up until, but not later than, the bid deadline listed below.

Project Name: **Orange Coast College Breezeway Renovations (Bldg. 12-14)**
Bid Number: **Bid # 2207**
Advertisement Dates: **6/12/25 & 6/19/25**
Pre-Bid RFI Deadline: **6/26/25, 12:00PM**
Bid Deadline: **7/3/25, 2:00 PM**

A MANDATORY pre-bid job-walk will be held at 9:00AM, June 20, 2025, OCC (2701 Fairview Rd., Costa Mesa, CA 92626). Meet at Maintenance & Operations Building.

Place of Bid Receipt: All bids shall be submitted electronically via the PlanetBids Vendor portal located on the District Website (<https://vendors.planetbids.com/portal/36722/bo/bo-detail/130746>), including the forms furnished by the District, prior to the bid closing date and time, and results will be available immediately upon the close of bids. Incomplete, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness.

Project Description: Planned alterations to Buildings 12, 13, and 14 include replacing and reconstructing the walkway canopy, clerestory window, HVAC system, air ducts, and door hardware. A new ground HVAC unit with a metal louver enclosure, a drinking fountain, and a ceiling soffit to accommodate mechanical ducts will also be installed. Additionally, repairs to the waterproofing membrane and ceiling areas affected by construction will be completed. Site improvements involve applying self-leveling underlayments to concrete walkways and adding landscaping on the west side of Building 14.

Each bidder shall be a licensed contractor pursuant to Business and Professions Code Section 7028.15 and Public Contract Code Section 3300. The District requires that the bidder possess at the time of bid, and maintain throughout the duration of the Agreement, the following license classification(s):

Bid Package	Trade	License	Engineer's Estimate
1	General	A or B	\$2,000,000

DIR Registration. Each bidder submitting a proposal to complete the work, labor, material, and/or services ("Work") subject to this procurement must be a Department of Industrial Relations ("DIR") registered contractor pursuant to Labor Code Section 1725.5. A bidder who is not a DIR-registered contractor when submitting a proposal for the Work is deemed "not qualified" and the proposal of such a Bidder will be rejected for non-responsiveness. Pursuant to Labor Code Section 1725.5, all subcontractors identified in a Bidder's subcontractors' list shall be DIR-registered contractors as well.

Prevailing Wage Rate ("PWR") Monitoring and Enforcement. The Work is subject to payment of the PWR. The Contractor and all Subcontractors of every tier shall pay laborers performing any portion of the Work not less than the PWR established for the labor provided. Pursuant to Labor Code Section 1771.4(a)(4), PWR monitoring and enforcement shall be by the DIR.

More information regarding this project can be found on the PlanetBids Vendor portal listed above. Further inquiries should be directed to the District's Purchasing Department at purchasing@cccd.edu.

Published in The Daily Pilot on: June 12, 2025 & June 19, 2025

Tired of cutting your grass? Find a gardener in the Classified's Service Directory!

Attorney for the Petitioner:
BRIAN H. TON, ESQ
SATORI LAW GROUP, INC.
10061 TALBERT AVE., STE 325
FOUNTAIN VALLEY, CA 92708
Published in the HUNTINGTON BEACH INDEPENDENT on: 6/5, 6/12 & 6/19/2025

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RAID

Continued from page A1

guy grabbed [his] neck, like a big guy.”

Those who were executing the raid did not respond to questions from the management, nor did they produce a list containing the names of individuals they were looking for, he added.

Amid a small group of downtrodden employees in the lobby on Wednesday, Romero said the business shut down for the day following the raid and had not opened back up since.

A full team for the car wash consists of about nine or 10 workers during a shift, he said. There were plans for the car wash to resume operations, but the workforce was given time off in the aftermath of the jarring events.

“We have more guys, but the guys now, they say we got to wait two or three days because the guys not in panic, but you know, it’s like a little disappointment, that why the rest of the people gone?” Romero said.

A video of the incident was posted to the social media platform TikTok, showing at least one individual led off the premises by the patrol squad. In the clip, the uniformed personnel keep their faces covered, and a customer also pulls his phone out to record the events.

As for whether the car wash has received updates about the whereabouts of its employees, Romero said the families have been in contact with them.

As of Wednesday morning, he had heard that one of the seven workers had been released from custody.

“They don’t ask any questions,” Romero said. “They only grab, grab, grab the guys, take them to the van. They don’t give you a chance to speak. They don’t have a chance to say, ‘Oh, let me see [if] I got my papers.’ ... They only grab the guys and take them. No

questions. It’s not fair.

“Supposed to be saying, ‘Can I see your papers?’ No papers, OK, you’re not supposed to stay in this country, ... but why he come and take them? ... They don’t give you a chance. They want legal guy.”

As ICE conducts immigration sweeps in Southern California, the fallout has drawn national attention.

The bishops of the Diocese of Orange issued a statement on Tuesday calling on those involved and affected to “remain calm,

respectful and nonviolent.”

“Immigration laws have their place in society, as does enforcement of them, particularly to apprehend known criminals,” the statement read.

“But there is also a place for enforcement that does not invoke our worst instincts, that does not spread crippling fear and anxieties upon the hard-working, everyday faithful among us.”

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HOW TO GET PUBLISHED

Send an email to nicole.charkychami@latimes.com and include your full name, hometown and phone number (for verification purposes). All letters should be kept to 350 words or less and address local issues and events. The Daily Pilot reserves the right to limit the frequency of publication and edit accepted submissions for clarity, accuracy and length.

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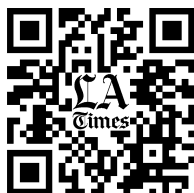
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THU, JUN 12
PURE PRARIE LEAGUE



FRI, JUN 13
BUFFETT BEACH



SAT, JUN 14
DON MCLEAN



SUN, JUN 15
LIVE DEAD & BROTHERS

- 6/12 PURE PRARIE LEAGUE
6/13 BUFFETT BEACH (TRIBUTE TO JIMMY BUFFETT)
6/14 DON MCLEAN
(SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)
6/15 LIVE DEAD & BROTHERS (AN ALL-STAR CELEBRATION OF GRATEFUL DEAD & ALLMAN BROTHERS)
6/18 MATTEO MANCUSO
6/20 EVE 6
6/21 CLASSIC ALBUMS LIVE:
DAVID BOWIE'S ZIGGY'S STARDUST
6/27 HEARTWRECKERS (TRIBUTE TO TOM PETTY)
6/28 GARY HOEY (AVALANCHE TOUR)
7/3 THE ULTIMATE ROCK BAND:
THE GREATEST ROCK HITS OF ALL TIME
7/5 AMBROSIA
7/11 THE ENGLISH BEAT
7/12 THE ENGLISH BEAT
7/13 THE CREAM OF CLAPTON BAND Ft. WILL JOHNS,
STEVE FERRONE, NATHAN EAST AND NOAH EAST
7/17 DUANE BETTS AND PALMETTO MOTEL
7/18 JOURNEY USA
7/19 FAST TIMES (ULTIMATE 80's TRIBUTE)
7/20 STARSHIP
7/25 CRYSTAL BOWERSOX
7/26 VENICE
7/27 BOBBY GRAY
7/30 MONOPHONICS
7/31 THE MAMAS & THE PAPAS EXPERIENCE
8/1 THE FABULOUS THUNDERBIRDS
8/2 HENRY KAPONO
8/3 HENRY KAPONO
8/6 TAJ FARRANT
8/8 STEVE EARLE
8/9 LED ZEPAGAIN
8/10 HEAD GAMES (TRIBUTE TO FOREIGNER)
8/15 THE MOTELS



FRI, JUN 20
EVE 6



THU, JUL 31
MAMAS & THE PAPAS EXPERIENCE



SUN, AUG 10
HEAD GAMES
(Tribute to Foreigner)



SUN, AUG 17
CANNIBAL & THE HEADHUNTERS

- 8/16 SKELETON CREW (GRATEFUL DEAD TRIBUTE)
8/17 CANNIBAL & THE HEADHUNTERS WITH DENNIS TUFANO (ORIGINAL VOICE OF THE BUCKINGHAMS) & JOHN TOWNSEND (THE SANFORD TOWNSEND BAND)
HOSTED BY "SHOTGUN" TOM KELLY
8/22 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)
8/23 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)
8/24 SOUTHERN AVENUE & WILL HOGE
8/28 TAB BENOIT WITH SPECIAL GUEST GA-20
8/29 MONTROSE LIVE
8/30 PRINCE AGAIN (TRIBUTE TO PRINCE)
8/31 JUDY COLLINS
9/3 SHAWN MULLINS
9/5 LOVE WITH JOHNNY ECHOLS
9/6 THE DEVON ALLMAN BLUES SUMMIT
9/7 BENISE (25 YEARS OF PASSION)
9/12 BEATLES VS STONES (A MUSICAL SHOWDOWN)
9/13 PABLO CRUISE
9/18 BOB ANDERSON (TRIBUTE TO FRANK SINATRA)
9/19 THE NELSONS
9/20 WHAT'S NEW PUSSYCAT (TRIBUTE TO TOM JONES)
10/3 WAYNE NEWTON
(SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)
10/4 ORIANTHI
10/5 STEPHEN KELLOGG AND JON MCLAUGHLIN
10/10 DESPERADO
10/11 DESPERADO
10/17 SPYRO GYA
10/18 MICK ADAMS & THE STONES
10/19 THE MARTIN SEXTON ABBEY ROAD SHOW
10/23 FIVE FOR FIGHTING WITH STRING QUARTET
11/1 ULI JON ROTH
11/3 LEONID & FRIENDS
11/7 DUSTBOWL REVIVAL
11/14 CLOSE ENEMIES FT. TOM HAMILTON
11/15 Y&T
11/16 GEOFF TATE'S OPERATION: MINDCRME
THE FINAL CHAPTER
11/21 KEVIN NEALON

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LIBRARIES

Continued from page A1

deadlines.

A statement from Protect Huntington Beach on Wednesday morning thanked hundreds of volunteers who worked on the Vote Yes campaign.

“The voters in Huntington Beach made it clear that government overreach on the operations of the Huntington Beach Public Libraries was unacceptable,” the statement reads, in part. “Our public libraries do matter and voters, across party lines, overwhelmingly said so with their vote. Let us use this opportunity to find ways to work together to hold our elected officials accountable. Thank you, Huntington Beach, for supporting democracy.”

The measures were also supported by a group called Our Library Matters.

Proponents of the measures have largely sought no change in the way library operations have been traditionally handled, saying parents deserve the chance to make choices for their children instead of a politically appointed group.

Members of the current council have urged voters to vote “no” on both measures, particularly Chad Williams, a youth pastor who started a Political Action Committee against them. They have said the



Don Leach / Staff Photographer

RESIDENTS walk inside to vote for the Huntington Beach special election at Edison Community Center on Tuesday.

parent board encourages community involvement and limits sexually explicit or pornographic material, while outsourcing could be considered as a money-saver for a city that is strapped financially.

Williams posted a message of concession on social media Tuesday night,

congratulating the “Yes on A and B” advocates.

“I can sincerely admire how hard you worked and stuck together as a united front,” Williams wrote. “Your zeal, tenacity and whatever-it-takes mentality paid off, undeniably, and I can commend that.”

Laura Costelloe, a former

Huntington Beach Community & Library Services commission member, said she considers herself middle-of-the-road politically but advocated for “yes” votes on both measures.

“If a book is deemed inappropriate, we can move it, but why try to deconstruct something that for

100 years has been so beloved by our community?” she said. “I haven’t been able to wrap my head around that.”

Lindsay Klick, a Huntington Beach resident and Orange County children’s librarian, said she felt that council members and other “No on A & B” advocates

overplayed their hand during the campaign.

“They sort of made clear that this was a religious attack on the library, a politically motivated attack, and it all backfired,” she said. “I’m just proud of Huntington Beach parents and busy people for paying attention.”

Huntington Beach Councilwoman Gracey Van Der Mark has led the charge on restricting books deemed “obscene.” She previously challenged the placement of the book “Gender Queer” in the children’s section, though not without a fight from the former library director, she said Wednesday.

“I remain 100% committed to protecting our children from these materials,” Van Der Mark said.

But Tru Olson, a Huntington Beach resident who identifies as transgender and voted “yes” on both measures, said they felt personally attacked during the campaign.

“It’s just incredibly hurtful to see people in 2025 telling me that I harm children,” said Olson, who has lived in Surf City for about four years and in the county for more than two decades.

“I think the city council overstepped their mandate, and I hope that’s the message they get, that they need to dial that back.”

matthew.szabo@latimes.com
Twitter: @mjszabo

MARKETPLACE

To place an ad, go to

http://timescommunityadvertising.com/

<p>NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15953195 TS No: Y24-11088 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/24/2024. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/26/2024 as instrument number 2024000251101 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 1/24/2025 as instrument number 2025000037027 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 9/8/2025 as instrument number 200400812423, WILL SELL on 7/2/2025, 1:30 P.M. 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 above-referenced Lien. The purported owner of said property is: Li Wang, a single woman. The property address and other common designation, if any, of the real property is purported to be: 128 Vintage, Irvine, CA 92620, APN 932-47-693. 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: \$10,336.99. 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: Y24-11088. 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 Y24-11088 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. 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 Paquette, Trustee Sales Officer Dated: 5/19/2025 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. NPP0474711 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 06/12/2025, 06/19/2025, 06/26/2025</p>	<p>Notice of Public Sale</p> <p>Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday June 26, 2025 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com. Collette Parker Emmanuel Sengoba Elham Alavi Olga Marina Kornder Olga Kornder</p> <p>All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this June 12, 2025 by Woodbridge Self Storage , 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900 6/12/25</p> <p>CNS-3934601# DAILY PILOT</p>	<p>Advertisement of Public Sale</p> <p>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 June 19, 2025. 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 Savanna Scordel 1038 Leticia Jimenez 2553 Julian Alarid 2556 Jacob Campbell 3008 Thomasine Holt 3410 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 June 5, 2025, and June 12th, 2025. Auction Listed on storageetreasures.com. Final bid at 12:00 noon. 6/5, 6/12/25</p> <p>CNS-3931113# DAILY PILOT</p>	<p>Notice of Public Sale</p> <p>Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday June 26, 2025 at 11:00 am. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com. Benjamin Smith Laura Mayr Laura Mayr Laura Mayr</p> <p>All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this June 12, 2025 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 92626 (714) 966-9901 6/12/25</p> <p>CNS-3934596# DAILY PILOT</p>
	<p>T.S. No. 132241-CA APN: 167-502-03 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/23/2018. 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 7/3/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/25/2018 as Instrument No. 2018000148378 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: EDWIN AARON HARRIS, AN UNMARRIED MAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE 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: 8292 DARSY DR, 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: \$561,684.61 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132241-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 132241-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108</p>	<p>T.S. No. 131018-CA APN: 139-479-09 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/21/1997. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 6/26/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/29/1997 as Instrument No. 1997357349 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JAMES H. CAMPBELL AND ARMIDA V. DE LA TORRE-CAMPBELL, HUSBAND AND WIFE 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE 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: 2009 SWAN DRIVE, COSTA MESA, CA 92626 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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: \$76,260.64 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. 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NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 131018-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108</p>	