Daily Pilot

FRIDAY, MARCH 28, 2025 /// dailypilot.com



Photos by OC Japan Fair

SOME 200

Japanese and

Asian products.

foods and more

at the OC Japan Fair at the county

fairgrounds April

will be on display

VENDORS selling

VISITORS TO the OC Japan Fair April 4-6 in Costa Mesa can enjoy traditional demonstrations and costumes with a spring theme.

OC Japan Fair returns with J-pop fest, Freedom L.A.

BY SARA CARDINE

THIS YEAR'S OC Japan Fair at the Orange

County

lantern ceremony

fairgrounds

Saturday, April

5, at 8 p.m. with keepsake LED lanterns for

participants.

includes a

ocals looking for fun with a Far East flavor should head to the Orange County fairgrounds the first weekend of April as the OC Japan Fair returns with a slate of cultural activities, culinary delights and a nighttime lantern festival.

The three-day event beginning Friday, April 4, will feature all the fan favorites, from tea ceremonies and kimonos for sale in a recreation of Japan's Nakamise shopping street to cultural demonstrations and 55 street food vendors, along with some new

This year's fair will be held in conjunction with Freedom L.A., a J-pop music festival

See **Fair**, page A2



Protect HB sues city over light show

The lawsuit claims the city didn't fulfill CEQA requirements in approving the show in Central Park.

BY MATT SZABO

Local grassroots organization Protect Huntington Beach has sued the city over the approval of an extravagant, months-long multimedia light show in Central

A petition for writ of mandate filed Thursday in Orange County Superior Court alleges the city violated the California Environmental Quality Act when it approved a license for Flowers of the Sky, LLC to operate the Symphony of Flowers.

The show would be on more than six acres of land in the northeastern corner of Central Park East, on Thursdays through Sundays for about six months of the year. It would be expected to draw 900 visitors per show, though up to 2,000 could be accommodated in the bleachers.

Huntington Beach would be guaranteed to receive at least

See **Light**, page A2

Laguna approves ordinance regulating e-bikes

Police officers can cite both the individual committing an offense and potentially a parent or guardian.

BY ANDREW TURNER

In response to an increased presence of e-bikes and other electric transportation devices around town, Laguna Beach has introduced a new ordinance regulating their operation.

The ordinance provides police with an additional tool for enforcement within the municipal code, going beyond the rules written for bicycles.

Bicycles cannot be ridden on the boardwalk at Main Beach, within city parks, or upon sidewalks in the existing code, but law enforcement officials said there

See E-bikes, page A5

BY MATT SZABO

Ben McCullough was given a gift early in his tour of the Edwards Lifesciences headquarters on Wednesday morning.

The lapel pin meant a lot to McCullough, as it represented the 56-millimeter EVOQUE valve that an Edwards team stitched together to put in his heart.

McCullough, a 76-year-old United States Navy veteran who lives in Huntington Beach, accepted it with pride.

"I was in the Navy for 24 years, and I had a lot of stuff hanging on my uniform," he said. "This is the most important."

McCullough and his wife, Laurie, herself a U.S. Army veteran, took the tour of the Edwards campus in Irvine. Later, they participated in a question-andanswer session for dozens of Edwards employees before doing

MCCULLOUGH,

right, is greeted on Wednesday by Juliena Heng, one of the team members who constructed the replacement heart valve that saved his life.



a demonstration with the research and development team. All of those things were sched-

What Ben McCullough didn't know was that the two doctors who performed his heart surgery last November at Providence St. Joseph Hospital of Orange, Brian Kolski and Jeffrey Tyler of the

Orange County Heart Institute, would also be there.

H.B. man meets heart valve engineers who saved his life

He called it a wonderful sur-

"It completes the journey for me, getting here," he said. "These folks all made it possible. They all collaborated at the same time to

See Valve, page A3



Photos by Don Leach | Staff Photographer

MATT DWIGHT of Edwards Lifesciences, left, shows patient Ben McCullough and his wife, Laurie, the EVOQUE replacement heart valve that saved Ben's life.

Newport officials review progress on housing goals; local coffee brand moving into library

BY ERIC LICAS

The Newport Beach City Council received a progress report on efforts to create more housing in the city, approved plans for a home-brewed coffee brand to expand into the library on Avocado Avenue and signed off on a variety of maintenance projects at their meeting Tuesday.

STATE HOUSING MANDATE PROGRESS

Permits have been issued to build less than 5% of the 4,845 new units of housing Newport Beach is required to zone for by 2029, according to a progress report presented at the City Council's meeting on Tuesday.

That state-mandated goal was issued by the California Department of Housing and Community Development and based on a nine-year timeline that began in 2021. Projects approved for con-



File phot

NEWPORT BEACH City Hall. Permits have been issued the city to build less than 5% of the 4,845 new units of housing Newport Beach is required to zone for by 2029.

struction since then should generate a total of 230 new units, according to reports from city staff. As many as 81 were approved just last year.

At least 2,386 of new residences in Newport Beach must be reserved for households earning low or very low-income. A total of

85 units permitted so far are categorized as such.

Low and very low-income are households are those earning less than 80% and 50% of an area's median wages, respectively. In Newport Beach that roughly equates to less than \$127,000 annually for low income households and less than \$79,200 for very low-income.

Plans to get significantly more units approved are making their way through the pipeline. City staff identified as many as 11 proposed projects seeking permits. These should generate as many as 2,543

new dwellings. At least 296 would be allocated for low and very low income households.

KIT COFFEE TO OPEN NEW LOCATION AT I IRRARY

The City Council approved an agreement with a homegrown coffee brand that will take up residence in a concession stand in the Newport Beach Library, at the civic center.

Kit Coffee has its roots in the Newport Mesa area and currently has two locations at 1617 Westcliff Dr. in Newport Beach and 2010 Main St. in Irvine.

It may be at least a month before their new shop opens, owner Eunice Hwang told the Daily Pilot. Once it does, it will be distinct from the other two, with unique menu items catered more towards patrons on the go.

eric.licas@latimes.com Twitter: @EricLicas

LIGHT

Continued from page A1

\$150,000 a year from the operator over a three-year period.

The Protect HB suit notes the project relies on a master environmental impact report for Central Park from 1999. The City Council unanimously approved it on an addendum to that report in February.

However, a letter to the city from the state Department of Fish and Wildlife, sent March 7, raises questions over whether that addendum is sufficient and disputes its findings that the Symphony of Flowers would have either no impact or a less than significant impact in several environmental areas.

For example, the letter states the Department of Fish and Wildlife disagrees that lighting generated from the project will be insignificant, since the addendum doesn't conduct a quantitative lighting analysis to support that determination.

"The addendum states

See **Light,** page A4

VISITORS TO

THE OC Japan

Fair, at the

next Friday

Sunday, can

traditional

taiko drum

performances.

county fairgrounds

through

enjoy

FAIR

Continued from page A1

headlined by singer/songwriter MINMI and taking place on the Hangar concert stage. Admission is included with fair tickets.

Another new feature coming courtesy of Freedom L.A. will be the "release" on April 5 at 8 p.m. of paper lanterns, which will be safely strung with LED lights and kept grounded so people can take them home as keepsakes afterward.

Stephanie Yoshida, a spokeswoman for the event, said such a ceremony is common in many Asian cultures during a special occasion, such as a prayer or send-off intended to honor the dead. But the fair's ceremony will have a slightly different message

have a slightly different message. "[Organizers] wanted to have a wish for peace in the world," she

Held for the past 15 years, the

IF YOU GO

OC Japan Fair runs April 4-6 at the Orange County fairgrounds, 88 Fair Drive, Costa Mesa. Hours are from 4 to 11 p.m. Friday, noon to 10 p.m. Saturday and 11 a.m. to 7 p.m. Sunday. Parking is \$15 and general admission costs from \$15-18. Children 6 and under and seniors over 65 are admitted free. Tickets can be purchased at oc-japanfair.com/ticket#ticket-info or with cash only at the event.

tradition has been gaining in popularity, attracting crowds of more than 40,000 visitors from throughout Orange County and beyond.

Some come to see time-honored traditions, such as taiko drumming, flower arranging and sake (rice wine) tasting, while others are drawn to the occasion's



OC Japan Fair

pop cultural elements, like cosplay, anime and street fashion.

"It's about making a connection and being a bridge between Japan and people in America," Yoshida said Thursday. "Our main purpose is having people be interested in traveling to Japan. But even if they aren't able to, they can enjoy a piece of it [here] and feel like they are in a Japa-

sara.cardine@latimes.com Twitter: @SaraCardine

nese festival."



Download the app. Discover more of The Times.

Use your camera to scan the QR code.

Tap the link when it appears to be directed to your device's app store.

Hit download and start exploring.





VALVE

Continued from page A1

make it possible for me."
McCullough said he'd
been having heart issues
for more than a decade. A
few years ago, he was diagnosed with tricuspid regurgitation. One of his heart
valves didn't close tightly
enough, allowing blood to
flow backward instead of in
one direction.

Edwards' EVOQUE transcatheter tricuspid valve replacement system was the first transcatheter therapy to earn U.S. Food and Drug Administration approval in February 2024. However, only three smaller-sized valves — 44, 48 and 52 millimeters — were approved at that time.

For Ben, who liked to live an active lifestyle including running and surfing, this was a race against time. The larger-size device wasn't approved until near the end of October.

"I tried to instill the fact that we're doing everything, and hopefully be patient, because we might be able to get this fixed down the road," Kolski said. "I think he was patient. As I saw him declining, and the therapy was FDA-approved, he was obviously the first person I thought of. I'd known him for a long time."

Laurie told the Edwards staff that things had gotten bleak enough to get the family all together for what could be one final time.

"It's tough watching your husband slowly die," Laurie McCullough said. "It's tough when this vital man who ran the Boston Marathon can't walk from one side of the room to the other. It's really tough when he can't do anything around the house anymore, and it's exhausting taking care of somebody. There would be times I would find this place outside and just sort of cry."

Ben's minimally invasive surgery was scheduled for Nov. 18, 2024. He said that he had to get his leg to settle down for about five hours immediately after-



DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

Photos by Don Leach | Staff Photographer

PATIENT BEN MCCULLOUGH and his wife Laurie meet and thank the team members at Edwards Lifesciences Corp. who built the EVOQUE replacement heart valve that saved his life, at the offices in Irvine on Wednesday.

ward due to the catheter that was installed, but he otherwise immediately felt better

"I was still groggy from the anesthesia, but my breathing, I just felt better," he said. "Dr. Kolski came in the next day and did a scan of me, and he said my overall heart function had already improved.

"I had a pass on doing chores at home, so I didn't stress my leg. I milked that as long as I could."

During Wednesday's tour at Edwards, McCullough got to meet the heart valve specialists who actually sewed his EVOQUE valve together. It took a team of 25 people about 20 hours to complete the valve, made of bovine pericardial tissue.

Jennifer Lancaster is director of clinical program management in transcatheter mitral tricuspid therapy (TMTT) at Edwards. Her team did the clinical study that was approved last year.

Lancaster served as moderator for the McCulloughs' panel discussion.

"It's incredibly powerful for our team to see the human impact of our work, particularly within our own community," she said. "There are many people out there who have potentially been impacted by our work, and we may pass them in the grocery store and not even know that they've been impacted by our work. But to have Ben here with Laurie, to share their personal story and their experience of how their lives have been changed by something our team did, it makes it easier for us to persist in the face of challenges and to continue the work that we do."

Laurie McCullough said the gratitude goes both ways. After Christmas, the whole family went on an extended trip to Baja California.

"This was a new man,"



MCCULLOUGH,

76, left, meets heart surgeons Brian Kolski and Jeffrey Taylor during a surprise reunion at Edwards Lifesciences Corp. in Irvine on Wednesday.

Laurie McCullough said of the rejuvenated Ben. "This man had color in his face where he was ashen before. This is a man who now had an appetite, where he could barely eat before. He was a joy to be around now. I'll tell you, he wasn't such a joy before."

Husband and wife look forward to traveling more

this spring, as well as going to Angels baseball games.

It's a big change from the way things were before the procedure, when she had to do things like get smaller bath towels for her husband because it took too much energy for him to use a bigger one.

"He didn't even know I was doing that, but life is

just back to normal stuff now," Laurie McCullough told the Edwards employees. "That's huge. You don't have to do big stuff. It's just little living things that make a difference. That's what you guys gave us. That is really special."

matthew.szabo@latimes.com Twitter: @mjszabo

THE DAILY COMMUTER PUZZLE

By Stella

Zawistowski

ACROSS 1 Camera supporter 7 Mr. _ ("Sesame Street" grocer) 13 Like strenuous exercise 15 Say no 16 Pandora competitor 17 Purposes 18 Our star 19 Actress Arthur 21 Upper undergarment 22 Shade trees 24 Goatee, for example 26 Savagely attack 27 Future attorney's exam: Abbr. 28 Clarinetist Shaw 29 "Anybody _?" 30 Make into law 32 Flaky seasoning: 2 wds. 34 Calc or algebra, for short 36 Some cameras: Abbr. 37 Gods and goddesses 40 Rational 43 Go left or right 44 Rain clouds 46 Part of an oboe 48 Zeus's wife 49 Response to a bad pun

50 Roof edge

Wells

52 Omelet

ingredient

54 Kidnappers'

58 Diplomatic

62 Patron of Paris:

63 Scottish girls

65 Small sugar

64 Tried out

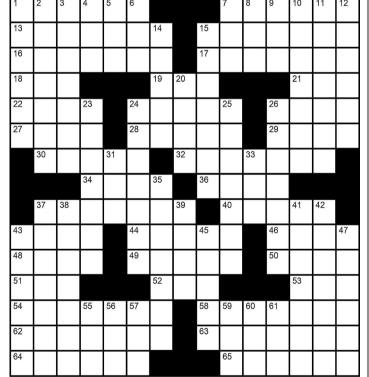
53 Tater _

demands

agreement

2 wds.

51 Journalist _ B.



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*.

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

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

holder

Graduation cap attachment 2 Disgust 3 Tony Stark's alter ego: 2 wds. 4 Cooking vessel

5 Japanese sash

6 "What's the _?"

7 Laying bird 8 Tenth month: Abbr. 9 Spanish cheer 10 Mechanical arcade game 11 Put faith in 12 Secondhand transaction

14 Monday

(shopping

occasion) 15 Personal journals 20 Consumes 23 Physical endurance 24 Facing the pitcher 25 Buys and sells: 2 wds. 26 Use a ruler 31 Purring pet 33 "No seats left": 2 wds. 35 Woman who inherits 37 Deadline info: 2 wds. 38 Gofer's tasks 39 Visible air pollution 41 Clean freak 42 Big fan 43 Craving for water 45 Roll with a hole 47 Can't stand 55 Ready to go 56 Three minus two

61 Key used to exit

Tribune Media
Services

57 -Atlantic

59 Short rest

agency: Abbr.

60 ID-checking

region



DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

Legal Notices

MARKETPLACE

MERCHANDISE 800

Miscellaneous Merchandise

BAND ON THE **RUN POP MUSIC**

PROFESSIONAL SONG-WRITER AVAILABLE: I WRITE POP SONGS THAT STICK IN YOUR HEAD. WHITERABBIT4.BAND CAMP.COM ASHLEYLEN 207-252-3337 DO U HAVE A RECORD COMPANY & ARE LOOKING FOR NEW MATERIAL TO FINISH YOUR PROJECT???



Legal Notices

Legal Notices

Legal Notices

LEGAL NOTICE

www.dailypilot.com



NOTICE OF PUBLIC HEARING Design Review Board / Board of Adjustment Council Chambers, 505 Forest Avenue Laguna Beach, CA 92651 Thursday, April 10, 2025 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. Case No.: Design Review 24-2384, Coastal Development Permit 24-2385, Variance 25-0059 Address: 796 Gainsborough Drive | APN: 644-291-82 Applicant: Leigh Bell, Architect (949) 235-2051, leigh@leighsnowarchitects.com Property Owner: Laguna 3 Land, LLC Application Filling Date: November 10, 2021 PROJECT DESCRIPTION: The applicant requests design review, coastal development permit, and variance for a new single-family residence with an attached three-car garage on a vacant building site in the Diamond/Crestview Specific Plan (D/CSP) area. Design Review is required for the new structure, additional covered parking, building height (elevator), elevated decks, spa, water feature (reflecting pond), grading, fuel modification/landscaping plan, and construction within an environmentally sensitive area (slope). A Coastal Development Permit is required for a new single-family home and detached accessory dwelling unit (ADU) in the Coastal Cone. The detached ADU is exempt from Design Review. A Variance is requested to not provide the required on-street public parking space [D/CSP Section IV(J)(1)]. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. A final decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,000 and in accordance with LBMC Section 25.05.070. Any decision by the City is not appealable to the California Coastal Commission. CEQA: The proposed project qualifies for a categorical exemption pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (https://www.lagunabeachcity.ne

APN: 528-121-19 TS No: CA08000391-18-1 TO No: 180222694-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 23, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 28, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on May 31, 2005 as Instrument No. 2005000416464, of official records in the Office of the Recorder of Orange County, California, executed by CRESCENCIO G ARENAS IV, AND VIVIAN T. ARENAS, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE HOME LOANS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 17 PACIFIC CREST, IRVINE, CA 92602-2408 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,125,585.54 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000391-18-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA08000391-18-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 28, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000391-18-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema,

Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT

www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL:

Auction.com at 800.280.2832 NPP0471955 To: NEWPORT HARBOR NEWS PRESS

COMBINED WITH DAILY PILOT 03/14/2025, 03/21/2025, 03/28/2025

General Announcements

COMMUNITY GARAGE SALE Saturday 3/29 25+ Homes Participating!

COMMUNITY GARAGE SALE - 25+ Homes Par icipating!

THIS SATURDAY March 29th 7:00am 2:00pm

Mesa North Commu nity Garage Sale Fairview Ave/Baker St n Costa Mesa

GarageSale.com download the map and items list today. We'll see you on Saturday!

Sponsored by Heritage Coast Real Estate

FIND

apartment through classified

Legal Notices

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 19249KM NOTICE IS HEREBY GIVEN to all creditors of the within names Seller(s) that a bulk sale is about to be made on personal property hereinafter

Legal Notices

described. The name(s), business address(es) to the seller(s) are: OROLE 246 INC, 219 MARINE **AVE, NEWPORT BEACH, CA 92662** The location in California of the Chief Executive

Officer of the Seller(s) is: 4885 KENDALL ST. SAN DIEGO, CA 92109 Doing Business as: **NEWPORT SPA CENTER** The name(s) and address of the buyer(s) is/are:

NEWPORT SPA CENTER, LLC, 1761 GASCONY **ROAD, ENCINITAS, CA 92024** The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT AND

GOODWILL and are located at: 219 MARINE AVE, **NEWPORT BEACH, CA 92662** All other business name(s) and address(es) used by the seller(s) within three years, as stated by the seller(s), is/are: NONE

The bulk sale is intended to be consummated at the office of: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 and the anticipated sale date is APRIL 16, 2025 The bulk sale is subject to California Uniform

Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 The last date for filing claims shall be APRIL 15, 2025, which is the business day before the sale date specified above. Dated: MARCH 20, 2025

BUYER: **NEWPORT SPA CENTER, LLC** 3553581-PP DAILY PILOT 3/28/25

LEGAL NOTICE



NOTICE OF PUBLIC HEARING

Design Review Board / Board of Adjustment Council Chambers, 505 Forest Avenue Laguna Beach, CA 92651

Thursday, April 10, 2025 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. Case No.: Design Review 25-0431, Variance 25-0432, Coastal Development Permit 25-0433 Address: 2058 Crestives Drive | APN: 644-291-70 Applicant/Property Owner: Mike Czajkowski, jzmc@sbeglobal.net (949) 244-4423 Application Filing Date: August 6, 2021 PROJECT DESCRIPTION: The applicant requests design review, variance and a coastal development permit for a new single-family residence in the Diamond/Crestview Specific Plan area. Design review is required for the new structure, elevated decks, grading, landscaping/fuel modification, and construction within an environmentally sensitive area (watercourse and slope greater than 30 percent). A Coastal Development Permit is required for a new single-family residence in the Coastal Zone [Laguna Beach Municipal Code (LBMC) Section 25.07.004]. A Variance is requested to encroach into a 25-foot watercourse setback [LBMC Section 25.0.030(D(4)], and to not provide a required on-street public parking space [Diamond Crestview Specific Plan (D/CSP) Section IV(J)(1)]. Related Project Cases on the property include but are not limited to: Concept Review 23-2048. COASTAL ZONE: The project site is located within a non-appealable area of the Coastal Zone. The final decision by the Design Review Board can be appealed to the City Council upon the payment of \$2000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. A final decision by City is not appealable to the California Environmental Quality Act Guidelines, Section 15303. New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location 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 agenda packet will be available on the City's website at least 72 hours prior to the scheduled 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 - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays, (locsed alternating Fridays) (pursuant to Laguna Beach Municipal Code Sections 12:14.040(d) and 12.16.080(e), landscaping approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration claims by neighboring property owners. HOW TO COMMENT: For additional information, contact City staff: Shehriyar Khan, Associate Planner at skhan@lagunabeachcity.net or (949) 715-0672. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below. <a href="https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board_Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a with a disability who require a disability-related modification or accommodation to partici eting may request such modification or accommodation from the Planning Division at (949) 497-0713 Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assur accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challeng his application in court, the issues raised shall be limited to those raised in the public hearing or in writte orrespondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

NOTICE OF TRUSTEE'S SALE T.S. No. 24-02752-SM-CA. Title No. 240482407-CA VOI. A.P.N. 461-361-04 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below The amount may be greater on the day of sale. Trustor: Lynn L. Braun and Michele Braun, husband and wife as joint tenants Duly Appointed Trustee National Default Servicing Corporation Recorded 11/04/2005 as Instrument No. 2005000888117 (or Book, Page) of the Official Records of Orange County California. Date of Sale: : 04/28/2025 at 9:00 AM Place of Sale: Doubletree By Hilton Hotel Anaheim - Orange County, Auction.com Room, 100 The City Drive Orange, CA 92868 Estimated amount of unpaid balance and other charges \$1,030,333. 21 Street Address or other common designation of real property: 21 Fayence, Newport Beach, CA 92657 A.P.N.: 461-361-04 The undersigned Frustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property en, 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 aw requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-02752-SM-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 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 a "representative of all eligible tenant buyers' you may be able to 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 rustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-02752-SM-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 a "representative of all eligible tenant buyers" or eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 03/11/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4837415 03/21/2025, 03/28/2025, 04/04/2025

Eighth-grader sustains apparent self-inflicted fatal gunshot wound

BY CITY NEWS SERVICE

An eighth-grade student suffered what appears to have been a self-inflicted fatal gunshot wound in Irvine Thursday and police were investigating the events that led to the shooting.

The victim, whose name was not immediately released, was in a residence with two other boys near Heathergreen and Weepingwood when the shooting occurred, said Kyle Oldoerp, a spokesman for the Irvine Police Depart-

Investigators were working to determine whether the shooting was intentional or accidental, Oldoerp said. Police were also working to determine how the boy gained access to the weapon.

The Southlake Middle School student did not live at the home where the shooting occurred, Oldoerp said.

dailypilot@latimes.com Twitter: @TheDailyPilot

H.B. employee injured in crash

BY SARA CARDINE

A Huntington Beach employee was hospitalized minor Wednesday morning after a public works truck was struck by a vehicle that reportedly ran a red light at Goldenwest Street and Slater Avenue — the second city-employee-involved crash this week.

Huntington Beach Police Department spokeswoman Jessica Cuchilla confirmed Thursday officers responded to the scene at around 7:30 a.m. regarding a collision involving four vehicles, including the city truck and a red 2014 Kia Niro crossover vehicle.

Officers determined the Kia was traveling southbound on Goldenwest and crossed into the intersection at a red light, crashing into the work vehicle, which had been driving west on Slater.

The colliding vehicles ensnared two other vehicles that had been driving in the area at the time of the incident, and the truck

ultimately landed on its side. Paramedics arrived on scene and transported the city employee to a nearby hospital, Cuchilla said.

While his condition was not immediately known Thursday, Cuchilla described the employee's injuries as minor.

Wednesday's incident marks the second time this week a Huntington Beach employee was involved in a vehicle crash while on duty. A police officer driving in a marked patrol car was reportedly driving near Beach Boulevard and Yorktown Avenue Sunday at around 10:15 p.m. when it was struck by a black Kia

Six individuals were hospitalized following Sunday's collision, although it is unknown whether the officer was injured. City News Service reported the police SUV sustained front-end damage, while a side door of the Kia was also dam-

sara.cardine@latimes.com Twitter: @SaraCardine

LIGHT

Continued from page A2

that lighting will be directed away from sensitive habitat, but does not incorporate a study of illumination levels, light spill or spectral composition," reads the letter, signed by Victoria Tang, environmental program manager of the South Coast Region.

The letter also expresses concerns about several birds that could be impacted, including the lightfooted Ridgway's rail, bald eagle and least Bell's vireo, as well as the Monarch but-

Protect HB co-founder Cathey Ryder said Thursday it was not her intent to be engaged in litigation against the city, but many residents have reached out asking how they could stop the light show or make changes.

"When you finally hear from enough citizens, we felt like this was just an action we had to take," Ryder said. "It's not that I'm opposed to them looking for ways to raise funds, but this is not a good use of our park land ... If they don't want to listen to us, then this is how we get their attention, I guess.'

Huntington Beach Depu-

ty City Manager Jennifer Carey said the city had not received the lawsuit as of Thursday afternoon. Mayor Pat Burns, reached via phone, declined to comment until he was more familiar with the lawsuit's contents.

Ryder said the council ignored a public outcry and did not take steps like offering town hall meetings to discuss the light show.

"Our main claim is that they violated CEQA, and that became obvious to us when we saw that letter from the California Department of Fish and Wildlife," Rvder said. "If this is something they're determined to have, let's pick another location or truly make sure that they can mitigate all of the things that need to be mitigated."

Protect HB member Gina Clayton-Tarvin, the Ocean View School District Board of Trustees clerk, said she successfully sued the city twice in the past as board president over CEQA issues.

This should have been a full blown, brand new EIR," she said. "When you look at the impacts [the show] could have on the bald eagle, specifically, it's very, very concerning.

matthew.szabo@latimes.com Twitter: @mjszabo

Daily Pilot

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

Carol Cormaci Executive Editor

Beth Raff

Advertising Manager (424) 225-9928 beth.raff@latimes.com

Reporters: Sara Cardine.

Costa Mesa sara.cardine@latimes.com Eric Licas,

Newport Beach eric.licas@latimes.com Sarah Mosqueda, TimesOC sarah.mosqueda

> @latimes.com Gabriel San Román,

TimesOC gabriel.sanroman @latimes.com

Matt Szabo,

Huntington Beach and Sports carol.cormaci@latimes.com matthew.szabo@latimes.com **Andrew Turner.**

Laguna Beach and Sports andrew.turner@latimes.com

10540 Talbert Ave., Suite 300 West, Fountain Valley, CA 92708

The Daily Pilot, established in 1907, is published Thursday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The

Times, Orange County. © 2025 Times Community News. All rights reserved.

NOTICE TO CREDITORS OF BULK SALE (SEC. 6104, 6105 U.C.C.) Escrow No. 2817-DH Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made

The name(s) and business address(es) of the seller(s) are: OC AUTOMOTIVE INC., A

CALIFORNIA CORPORATION, 51 AUTO CENTER

Legal Notices

of the assets described below:

Don Leach | Staff Photographer

THE LAGUNA BEACH City Council passed an ordinance regulating e-bikes on Tuesday. Once it's in effect, e-bikes speeds will be limited to 25 miles per hour within the city limits.

E-BIKES

Continued from page A1

was a need for electric transportation devices including scooters — to be treated separately.

Under the ordinance, ebike speeds will be limited to 25 miles per hour within the city limits. If there are any passengers, they must ride in a seat attached to the vehicle, and all minors who either operate one, or ride as a passenger, will be required to wear a helmet.

Those operating e-bikes must also travel in the same direction as vehicular traffic, obey posted street signs, and observe the right-ofway for cars and pedestrians, as outlined in the California Vehicle Code.

Violations of the ordinance will be punishable by administrative citation and a fine. A first offense would be subject to a fine of up to \$100, a second would incur a fine of as much as \$200, and each subsequent violation within a year would result in a fine not to exceed \$500. If a violation is committed by a minor, a citation could be issued to both the person operating the device and a parent or guardian.

The city could also impound electric transportation devices whose riders violate the ordinance. If the operator of the impounded device is a minor, it would be released to an adult responsible for the child after the impound fee has been paid.

City Manager Dave Kiff said the new ordinance will go into effect May 8. City

CROSSWORD AND SUDOKU ANSWERS

D Ε С

ı Ν T

S

В

Ε

L Α

OA

R D

Ε

L

Ν

Ρ

9

6

4

1

8

7

2

3

ASA

R

s o

N T

S

Α C K Ε

2

4

1

3

7

6

8

5

9

E A

S Ε

S

G G

7

2

5

6

3

9

4

8

Jim Jennings

Custom Masonry Inc.

Serving Newport Beach, Costa Mesa for 55 years.

· Grind High-spots caused by tree roots, etc.

· Remove & Replace sections of concrete,

С

В

E Α

R

Н

Ε

1 M

R

Ε

S

G

D

5

3

8

9

2

4

1

6

В

OD

В

S

S

Ε

S

8

6

4

2

5

9

3

E S Т

UN

DE

UR

ERA

Α

D

4

5

3

6

1

9

8

S

L M S

ENACT

Α Т

 $A \mid N \mid S \mid O \mid M \mid S \mid$

E

2

9

8

3

5

4

6

SPECIALIZING IN:

New Patios & Entries

Ε Ν

staff will return to the council with a report on the results of enforcement six months later.

Traffic Sgt. Thomas Spratt said the department Thomas has an aggressive plan in place for public education and enforcement of the ordinance.

"That's something we've been working on," Spratt said. "We're going to be coordinating with Orange County Parks and possibly the Sheriff's Department in the areas of our city that buffer the county parks and trails, so we have those things in plan, and hopefully we'll see some good results. But it is an education and enforcement component, depending upon the individual, how receptive they are and how extreme the violation is.

"It includes how old they are. We're obviously going to treat a 30-year-old a little differently than we would a 12-year-old that's on a bike, and that's what we really like about the ordinance. As opposed to the vehicle code, it allows us to bring the parents into the fold and take a little bit different action and plan of attack that can enhance that educational component before enforcement."

Laguna Beach Police Lt. Jesse Schmidt added that school resource officers will conduct training and safety education classes on campuses. Quarterly e-bike training and public safety courses will also be offered to the community.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

Ε

S

V

0

3

9

7

4

5

8

6

2

1

В R

L

UND

Ε E

1 Ε

6

8

5

2

9

1

3

7

4

M Α U

Ε

S

R

Ε

Ε

S

0 0

ARKETPLA

http://timescommunityadvertising.com/

Legal Notices

Bids Wanted

DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

CITY OF NEWPORT BEACH NOTICE INVITING BIDS

Sealed bids shall be submitted electronically via PlanetBids

Before 4:00 PM on the 6th day of May 2025, at which time such bids shall be opened and read for

Big Canyon Restoration Project - Phase 3

Contract No. 9532-1

\$5,600,000.00

Engineer's Estimate



James M. Houlihan Deputy Public Works Director/City Engineer

Prospective bidders may obtain Bid Documents, Project Specifications and Plans via PlanetBids: http://www.planetbids.com/portal/portal.cfm? CompanyID=22078

MANDATORY PRE-BID SITE WALK

A <u>mandatory job walk</u> will be conducted for this project on April 8, 2025, 9 AM. Meet in the Big Canyon Parking Lot located on Back Bay Drive one-half mile north of San Joaquin Hills Road Newport Beach. Lat.: 33.63063 N. Long.: 117.88543 W

Hard copy drawings are available via Mouse Graphics at (949) 548-5571 659 W. 19th Street, Costa Mesa, CA 92627

Contractor License Classifications required for this project: , Class C-27, and Agricultural Pest **Control Advisor Licenses**

NOTICE:

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial **Relations pursuant to Labor Code section** 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of **Industrial Relations pursuant to Labor Code** section 1725.5.

> This project is subject to compliance monitoring and enforcement by the **Department of Industrial Relations.**

Legal Notices

Legal Notices

BSC 226570 **NOTICE OF PETITION** TO ADMINISTER ESTATE OF: **EDWARD HENRY COLLINS, aka EDWARD** H. COLLINS, aka EDWARD COLLINS 30-2025-01465946-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: EDWARD HENRY COLLINS, aka EDWARD H. COLLINS, aka EDWARD COLLINS
A PETITION FOR PROBATE has been filed by

MICHAEL J. COLLINS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MICHAEL J. COLLINS be appointed as personal representative to administer the estate of the

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

A HEARING on the petition will be held on April 30, 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

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

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

Attorney for Petitioner: JOHN T. ANDERSON, ESO LAW OFFICE OF JOHN T. ANDERSON 1741 E. WARDLOW RD

LONG BEACH, CA 90807 Published in the ORANGE COAST DAILY PILOT (CM) on: 3/21, 3/27 & 3/28/25



Legal Notices

Legal Notices

BSC 226599 NOTICE OF PETITION TO ADMINISTER ESTATE OF: **LUCILLE G. NORRIS**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **LUCILLE G. NORRIS**

A PETITION FOR PROBATE has been filed by THOMAS P. NORRIS in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **THOMAS P. NORRIS** be appointed as personal representative to administer the estate of the

THE PETITION requests the decedent's will and condicils, 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

May 7, 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 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 representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner: JEFFREY T. BLIED, ESQ **BLIED DILLION & MACKEY** 400 N. TUSTIN AVE., STE 290 SANTA ANA, CA 92705 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT (NB) on: 3/21, 3/27 & 3/28/2025

Legal Notices

Legal Notices

NOTICE OF PETITION TO **ADMINISTER ESTATE OF:** FRANKIE SLAY THOMSEN CASE NO. 30-2024-01439647

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKIE SLAY THOMSEN. A PETITION FOR PROBATE has been filed by ALEX R.

THOMSEN in the Superior Court of California, County of ORANGE THE PETITION FOR PROBATE requests that ALEX R.

THOMSEN 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 in this court as follows: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA

NOTICE IN PROBATE CASES The court is providing the convenience to appear

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

should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of

the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

In Pro Per Petitioner ALEX R. THOMSEN 1 SAN DEAR DR. CORONA CA 92625 3/27, 3/28, 4/3/25 CNS-3908588# **DAILY PILOT**

DR. #26, IRVINE, CA 92618 The location in California of the chief executive office of the Seller is: **SAME AS ABOVE** 30-2025-01466968-PR-PW-CMC

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 name(s) and business address(es) of the buyer(s) are: **DOMEN AFFILIATED, INC., A** CALIFORNIA CORPORATION, 51 AUTO CENTER DR. #26, IRVINE, CA 92618

The assets to be sold are described in general as: $\textbf{FIXTURES, FURNISHINGS \& EQUIPMENT} \ \ \textbf{which}$ are located at: 51 AUTO CENTER DR. #26, IRVINE, CA 92618

The business name used by the Seller at that location is: **ROVER DOCTOR**

The anticipated date of the bulk sale is APRIL 16, 2025 at the office of: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081 PHONE: (760) 434-1800

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081 PHONE: (760) 434-1800 and the last date for filing claims shall be APRIL 15, 2025, which is the business day before the sale date specified

Dated: **MARCH 18, 2025** DOMEN AFFILIATED, INC. 3554607-PP DAILY PILOT 3/28/25

Legal Notices

Legal Notices

CITY OF COSTA MESA **PUBLICATION**

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on April 10, 2025, or soon thereafter, on the following item: **Application No.**: PMCP-24-0022

Applicant/Agent: Marc Pridmore Site Address: 3128 Red Hill Avenue Zone: Industrial Park (MP)

Description: Zoning Application PMCP-24-0022 is a request for a Minor Conditional Use Permit to allow the increase of incidental retail sales area within an existing 29,588-square-foot industrial building occupied by Marc Pridmore Interiors, a retail furniture store with a furniture showroom. The proposal seeks to increase the existing incidental retail space from 1,000 square feet to a total of 14,141 square feet, by allowing the 13,141 square feet of showroom space to conduct incidental retail activity. The showroom would feature only furniture and would not include any

shelving typically associated with retail activity. Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call 754-5245, planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be no public hearing on this request. Any written correspondence must emailed

ZAPublicComments@costamesaca.gov prior 12:00 PM on the day of the decision date (see above). The staff report and related documents may viewed on the City's website at https://www.costamesaca.gov/. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

Legal Notices

Legal Notices

BSC 226568 **NOTICE OF PETITION** TO ADMINISTER ESTATE OF: **DOUGLAS C. MOREHEAD**

30-2021-01227950-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: **DOUGLAS C. MOREHEAD**

A PETITION FOR PROBATE has been filed by JUSTIN MOREHEAD in the Superior Court of California, County of ORANGE

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

THE PETITION requests the decedent's will and condicils, 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 April 30, 2025 at 1:30 p.m. in Dept. CM08 cated at 3390 HARBOR BLVD, COSTA MESA, CA 92626

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

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

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

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

Attorney for Petitioner: DAVID A. SHERAK, ESO SHERAK LAW GROUP, ALC 4400 MACARTHUR BLVD, STE 900 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS

& 3/28/2025

combined with the DAILY PILOT (NB) on: 3/21, 3/27

brick or stone. 714-796-9144

Drainage Expert: New or Repair

· Masonry & Concrete Repair.

State License# 827800

www.iimienningsmasonrv.com

SOFTBALL

Newport Harbor routs rival CdM in Battle of the Bay

BY ANDREW TURNER

Newport Harbor seized control against Corona del Mar immediately and continued to add on, the Sailors coming away with a 14-0 win at home on Tuesday to emphatically snap a four-game losing streak.

Ginny Peterson was at the center of it all. The sophomore right-hander recorded eight strikeouts in a five-inning, one-hit shutout, an abbreviated outing after the mercy rule came into play.

"I think the girls had a lot of fun today," Newport Harbor coach Patrick Murphy said. "I think it started and ended with how Ginny Peterson pitched in the circle today. She was fantastic. We've asked her to kind of up her strike percentage. Today, she threw 64% strikes, threw the first-pitch strike 78% of the time."

Peterson also had two hits and drove in a teamhigh four runs, as she was the beneficiary of having eight runners on base during her plate appearances.

Newport Harbor (7-6, 1-1) batted around in the first and second innings. The Sailors scored five runs in the first, then had three runners cross the plate in each of the three successive innings.

"It felt pretty good,"
Peterson said of her outing
in the circle. "Honestly, I
wasn't expecting the score
to be that high. I really
made sure to give it my all."

Center fielder Cora Jordan had the lone extra base hit of the contest with a run-scoring double in the third inning, but the Sailors also made their way around the base paths with six stolen bases.

"It was like pumped," Jordan said of the atmosphere in the dugout as the Sailors turned over the lineup again and again. "It's exciting when you're



Photos by Don Leach | Staff Photographer

NEWPORT HARBOR starting pitcher Ginny Peterson throws in the first inning against Corona del Mar during the Battle of the Bay softball game on Tuesday.

CORONA DEL MAR'S Natali Vasquez (8), left, tries to get to a

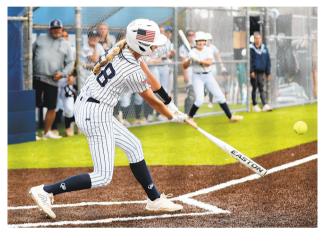
throw as Newport Harbor's Kate Shepherd (II) slides safe into second on Tuesday.

winning and you're doing good."

First baseman Dominique Bettencourt had a perfect day at the plate with three hits, three runs scored, two runs batted in and a walk. Shortstop Sienna Schneider had two hits

and scored twice, and second baseman Lilia Horsley had a pair of singles.

Right fielder Kate Shepherd reached base three times — on a hit by pitch, a walk and an infield single. Catcher Ally Shaw, third baseman Abby George and



NEWPORT HARBOR'S Lilia Horsley (28) hits a run-scoring single against Corona del Mar on Tuesday.

left fielder Alexis Vanhorn each had a single, as each starter in the Sailors' lineup

produced at least one hit. Brooklyn Black took over in right field and made a

running catch near the foul

"I'm really proud of the girls," Murphy said. "I love being at practice, I love being around them, and I just think we progressively get a little bit better every time out."

The Newport Harbor softball program has had a new playing surface for a little over a year now, and the Sailors have been dominant in home games against their crosstown rivals since the installation of the turf infield.

In the first meeting on the new field last year, Newport Harbor beat the Sea Kings 15-0, which came on the heels of a wild 20-18 win for the Sailors at CdM to kick off the Battle of the Bay series.

First baseman Makenna Smith led off with an opposite-field single to right, but CdM (4-6, 0-2) would not see another batter reach base until Peterson issued back-to-back walks — to center fielder Sierra Zuan and pinch hitter Ashley Jones — with two outs in the fifth.

Right fielder Tatum Reynolds caught a line drive and threw to first to complete a double play at first base in the second inning, the duo jumping for joy after the defensive play.

Corona del Mar coach Dennis Wilbanks called the double play "a bright spot" for his team. Reynolds was making her first career start, he said.

Smith celebrated her teammate's play, and Wilbanks referred to her as a "vocal leader" for the Sea Kings.

"She brings that spark to the girls and [shows] what's expected to play at another level," Wilbanks added. "As a coaching staff, we enjoy that."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



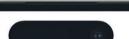
Orange County's most essential stories in your inbox.

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.



Scan the code or visit latimes.com/timesOCnewsletter to sign up now.

12:59



네 후 🕼

Los Angeles Times Times OC



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 Cormaci, bringing you this week's <u>TimesOC newsletter</u> 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 spooky-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.