

Daily Pilot

THURSDAY, JANUARY 30, 2025 // dailypilot.com



Photos by James Carbone

FAMILIES ENJOY the lion dance celebration during Fountain Valley's Lunar New Year Festival at the Fountain Valley Recreation Center.

Year of the Snake uncoils at Fountain Valley festival

KIDS LEARN the fan dance during Fountain Valley's Lunar New Year Festival on Saturday.



BY ANDREW TURNER

It was an occasion for all ages, as a crowd of a few hundred in number took part in the third annual Lunar New Year Festival at the Fountain Valley Recreation Center on Saturday.

A strong showing from the start, the attendees stuck around for well over an hour in anticipation of the traditional lion dance.

The performance was largely carried out by children, with more kids congregating around the three lions moving down the aisle to the sounds of percussion instruments — cymbals, drums and a gong among them.

Several onlookers eagerly passed on red envelopes to the lions, hoping to gain good fortune in the new year.

"The first year, we had about

See **Festival**, page A3

Suspect in death of homeless woman faces trial

Prosecutors claim defendant strangled, beheaded and buried a 60-year-old woman in Huntington Beach.

BY ERIC LICAS

Prosecutors claimed a man accused of killing a homeless woman in Huntington Beach over two years ago strangled her to death before decapitating and then burying her body.

But Antonio Padilla's defense attorney said the woman had been in poor health and her cause of death was never confirmed. He also attempted to cast suspicion on other possible suspects during opening statements Wednesday of Padilla's trial.

Padilla faces one count of murder in connection with the death of Gina Marie Lockhart. Her body was unearthed by detectives in the yard of his parents' mobile home on the 7800 block of Slater Avenue on July 17, 2022.

"The lingering question is ... how did Ms. Lockhart die?" said

See **Trial**, page A6



Cathy Sevel

MARILYN CONRATH, center, is surrounded by 11 of her 1966-67 fifth-grade Harbor View Elementary School students, who held a reunion and belated 89th birthday celebration for her last Saturday.

Harbor View Elementary Class of '67 honors favorite teacher at reunion

BY SUSAN HOFFMAN

A group of former Harbor View Elementary School students honored their beloved fifth-grade teacher, Marilyn Conrath, last Saturday, almost 58 years after leaving the Corona del Mar campus.

About a dozen of the 33-member class attended a reunion and belated celebration of Conrath's birthday held at El Adobe restaurant in San Juan

Capistrano. She turned 89 on Dec. 19 and said she was both surprised and deeply appreciative of the effort put into arranging the event.

"For me it was so very special," said Conrath. "The kids worked hard to have a good party and they succeeded. And I'm pleased and proud of them that they would be doing something like that."

Conrath, sporting a smart fuchsia coat and matching

floral top, gasped and pointed as waiters lit a pair of candles atop a cake she shared with her students at the gathering. Some hadn't seen their former teacher since they were 11 years old.

They spent the afternoon lost in conversation together, learning about where life took each of them after finishing their education. Many of the former

See **Reunion**, page A3

Petition backers cry foul over city survey

Huntington Beach sends questionnaire asking if signatories to library initiatives were given incorrect information.

BY MATT SZABO

The battle over the library system in Huntington Beach took a new turn Friday, as the city emailed surveys to residents asking them if they were misled into signing petitions that would put the proposed children's book parent/library review board, as well as future outsourcing of library services, on the ballot for voters to decide.

Volunteers worked for months to circulate the petitions, which asked only for a signer's name and home address, not email address, according to Protect Huntington Beach co-founder Cathey Ryder.

Following signature counting for both library initiatives by the Orange County Registrar of Voters, the City Council voted last week to order studies before deciding on an election date. But now, after receiving the emailed city survey, volunteers fear that the council is trying to stomp out the petitions before they even get

See **Survey**, page A2

NMUSD appoints Walsh to school board seat

Former Newport Harbor High PTA president, who has two students at the school, is the district's newest trustee.

BY ERIC LICAS

Newport Harbor High Parent Teacher Assn. President Kirstin Walsh became the newest member of the school district's board of education on Monday, filling a vacancy left behind by recently elected Newport Beach Councilwoman Michelle Barto.

The trustee's seat representing Area 5 of the Newport-Mesa Unified School District, which includes Newport Elementary, Ensign Intermediate and Newport Harbor High School, has been open since Barto was sworn in as a council member in December. Walsh was one of four candidates interviewed by the district's board

See **Board**, page A4

ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

LOS ALAMITOS GIRLS' SOCCER BLANKS NEWPORT HARBOR FOR TOP SEED IN SUNSET LEAGUE TOURNAMENT PAGE A6

MARINA GIRLS' BASKETBALL BUILDS MOMENTUM FOR PLAYOFF PUSH PAGE A6

THE COACH HOUSE

www.thecoachhouse.com



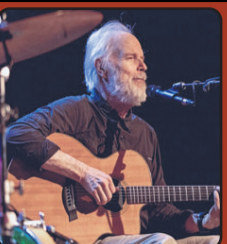
TICKETS & DINNER RES: 949-496-8930



THU, JAN 30
CANNED HEAT



SUN, FEB 2
RICKIE LEE JONES



WED, FEB 5
LEO KOTTKE



FRI, FEB 7
DAVID COOK

- 1/30 **CANNED HEAT**
- 1/31 **DESPERADO (EAGLES TRIBUTE)**
- 2/1 **DESPERADO (EAGLES TRIBUTE)**
- 2/2 **RICKIE LEE JONES**
- 2/5 **LEO KOTTKE**
- 2/7 **DAVID COOK**
- 2/8 **LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)**
- 2/14 **OTTMAR LIEBERT & LUNA NEGRA (VALENTINES SHOW)**
- 2/15 **UPTOWN FUNK (BRUNO MARS TRIBUTE)**
- 2/16 **INCENDIO with ARDESHIR FARAH (OF STRUNZ & FARAH)**
- 2/19 **TINSLEY ELLIS**
- 2/20 **THE HEART OF ROCK & ROLL**
- 2/21 **CHEST FEVER (TRIBUTE TO THE BAND)**
- 2/22 **FAST TIMES (ULTIMATE 80'S TRIBUTE)**
- 2/23 **ALWAYS ADELE (TRIBUTE TO ADELE)**
- 2/26 **HUMMEL HARP BLOWOUT**
- 2/27 **VANESSA COLLIER**
- 2/28 **G LOVE & SPECIAL SAUCE**
- 3/1 **VERY IMPORTANT BEER FT FOREIGNERS**
MICHAEL BLUESTEIN, LUIS MALDONADO, JEFF PILSON, BRUCE WATSON
- 3/6 **ALTAN**
- 3/7 **COCO MONTOYA & RONNIE BAKER BROOKS**
- 3/8 **MARC COHN**
- 3/9 **MARC COHN**
- 3/13 **SONS OF CREAM**
FT KOFI BAKER, MALCOM BRUCE, ROB JOHNSON
- 3/14 **THE FENIANS FT PATRICK'S DAY CELEBRATION**
- 3/15 **WALTER TROUT**
- 3/16 **WALTER TROUT**
- 3/21 **THE THIRD MIND**
FT. DAVE ALVIN, JESSE SYKES, MARK KARAN, VICTOR KRUMMENACHER, MICHAEL JEROME



FRI, FEB 14
OTTMAR LIEBERT & LUNA NEGRA



SAT, FEB 15
UPTOWN FUNK



FRI, FEB 7
DAVID COOK



SUN, FEB 16
INCENDIO

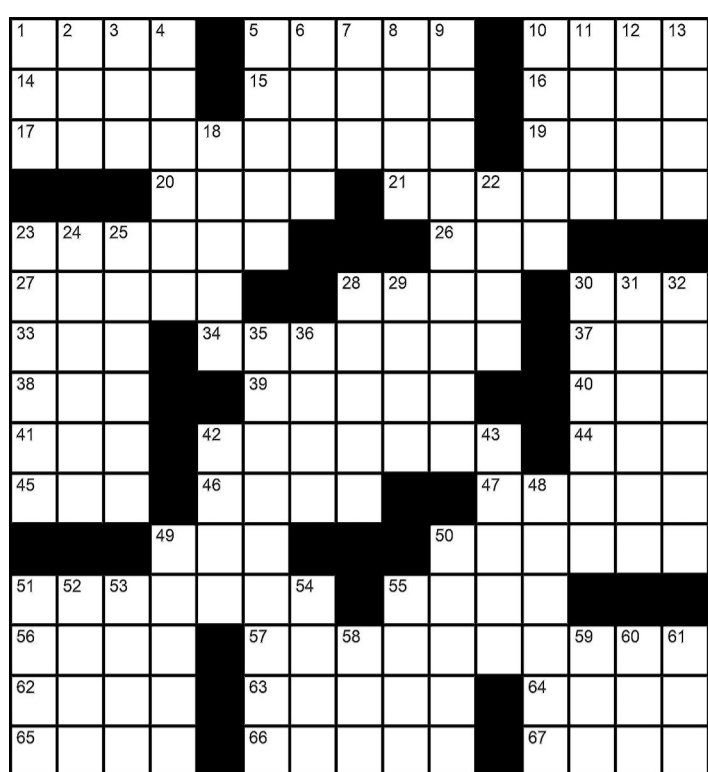
- 3/22 **KING'S X**
- 3/26 **RUSSELL HOWARD**
- 3/27 **TURN THE PAGE (BOB SEGER & THE SILVER BULLET TRIBUTE)**
- 3/28 **THE ENGLISH BEAT**
- 3/29 **SUPER DIAMOND (NEIL DIAMOND TRIBUTE)**
- 3/30 **COLIN JAMES**
- 4/1 **JORMA KAUKONEN**
- 4/4 **THE SMITHEREENS WITH JOHN COWSILL**
- 4/5 **HERMAN'S HERMITS FT PETER NOONE**
- 4/6 **HERMAN'S HERMITS FT PETER NOONE**
- 4/7 **LEARNING TO FLY (A TOM PETTY TRIBUTE)**
- 4/11 **DON CARLOS**
- 4/12 **MIRAGE: TRIBUTE TO FLEETWOOD MAC**
- 4/13 **BOBBY GRAY**
- 4/18 **WILD CHILD (DOORS TRIBUTE)**
- 4/19 **KEVIN NEALON**
- 4/24 **THE WAILERS**
- 4/25 **TOM GREEN - HOME TO THE COUNTRY**
- 4/26 **PIANO MEN: GENERATIONS**
- 5/2 **IN THE AIR TONIGHT (PHIL COLLINS & GENESIS TRIBUTE)**
- 5/3 **THE OCEAN BLUE**
- 5/8 **ROBERT CRAY**
- 5/9 **ROBERT CRAY**
- 5/10 **SHINE ON - THE LIVE PINK FLOYD EXPERIENCE**
- 5/11 **ISRAEL VIBRATION & ROOTS RADICS**
- 5/15 **ALL FIRED UP (PAT BENATAR TRIBUTE)**
- 5/16 **RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)**
- 5/18 **THE DAY THE MUSIC DIDN'T DIE**
- 5/30 **YACHTY BY NATURE**
- 5/31 **KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)**
- 6/6 **THE WINEHOUSE EXPERIENCE**
- 6/7 **YYNOT (TRIBUTE TO RUSH)**
- 6/13 **BUFFETT BEACH**
- 6/21 **CLASSIC ALBUMS LIVE: DAVID BOWIE'S ZIGGY'S STARDUST**
- 7/4 **THE ULTIMATE ROCK BAND: THE GREATEST ROCK HITS OF ALL TIME**

THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

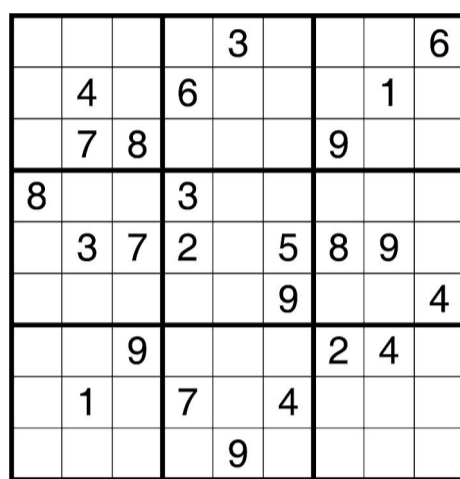
- 1 Ripens
- 5 "Family Circus," e.g.
- 10 Hunk of stone
- 14 President's #2
- 15 Well-informed
- 16 Margarita garnish
- 17 Cardio machine at a gym
- 19 All tied up
- 20 Evening, informally
- 21 Garden of Eden snake
- 23 Exclusively
- 26 Flying cave dweller
- 27 Star _ (kind of spice)
- 28 Wrapped garment
- 30 Steal from
- 33 Sibling's nickname
- 34 HBCU in Atlanta
- 37 Pitcher's stat: Abbr.
- 38 Very popular
- 39 Anticipate
- 40 Moving vehicle
- 41 Hydrocarbon suffix
- 42 Got popular on social media
- 44 Shakespeare's language: Abbr.
- 45 9-digit ID: Abbr.
- 46 Sunrise direction
- 47 Meter reading
- 49 NBC comedy show: Abbr.
- 50 Antiques seller
- 51 Gave medicine to
- 55 Collection of stores
- 56 Outside of a nut
- 57 Leafy side dish: 2 wds.
- 62 As well
- 63 Feeling of dread
- 64 Depend (on)
- 65 Adolescent
- 66 Unrestrained



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 A4.

- 67 Connecticut Ivy
- 5 Gossipy in a mean way
- 6 Kid's boo-boo
- 7 _ and cheese
- 8 Nest egg
- 9 Have a party
- 10 Napped
- 11 Dwell

- 12 "I agree!"
- 13 _ out of shape
- 18 Heaps
- 22 Wet weather
- 23 Window frames
- 24 Pungent bulbs
- 25 Pay attention
- 28 Columnist's bias
- 29 Surrounded by
- 30 Expose
- 31 Pumpkin's color
- 32 Catchy song, in slang
- 35 Lawyer's helper
- 36 She-sheep
- 42 Camping shelter
- 43 One-on-one fights
- 48 Wages
- 49 Hair-styling spot
- 50 "The Inferno" poet
- 51 " _ does it!"
- 52 Regulation
- 53 Otherwise
- 54 First 007 film: 2 wds.
- 55 Untidy state
- 58 Sense of self
- 59 Actress
- Salonga
- 60 _ or nothing
- 61 Easter egg coloring

Tribune Media Services

SURVEY

Continued from page A1

put on the ballot. Ryder was a proponent of the review board petition. She said she put an attorney who specializes in elections, Long Beach-based Richard Rios, on retainer in December.

"In his history of working with ballot measure initiatives, he's never known a city to do this kind of thing," Ryder said. "Is the purpose of this because they want to file a lawsuit to invalidate our ballot petition?"

"We're not taking any legal action at this time," she added. "We just don't understand why they're afraid of democracy."

Ryder said she's heard from at least 100 people who signed the petitions but did not receive the survey. Additionally, some who didn't sign the petitions have said they did receive the survey, she said.

Huntington Beach deputy city manager Jennifer Carey said the survey was sent to people on the city's email newsletter distribution list. Anyone who signed the petitions can email librarysignatures@surfcity-hb.org.

The survey asks residents who signed the petitions to discuss their experience. It inquires if they were incorrectly told the petitions were to prevent the library from being shut down and/or sold, or to prevent children's books from being banned.

"The city has a duty and an interest in ensuring local election integrity and compliance with all election laws," Carey said in an email. "This city effort is in response to concerns raised by community members to city officials that they signed the petition(s) because they were told something that was not true."

At last week's council meeting, Mayor Pro Tem Casey McGee and Councilwoman Gracey Van Der Mark said that residents had raised concerns that they had signed the petitions because they were given bad information.



Don Leach | Staff Photographer

AMBER CAMBRIA, left, and librarian Sheila Plotkin organize books in the children's section of the Friends of the Library store at the Huntington Beach Central Library.

"People are not happy because they feel we were tricked, so why should we ignore that?" Van Der Mark said Monday. "I do not think there is anything wrong with asking the community to participate, or how they felt about something."

She added that depending on the feedback received, the council will consult with the city's legal department on how to move forward.

Some, like Huntington Beach resident Cooper Carrasco, have expressed surprise to receive the survey from the city. He responded indicating that he didn't feel he had been misled.

"I just didn't think the city would ever be emailing me about that, you know?" Carrasco said. "Then I read it and I was like, holy crap, they're trying to get me to snitch or something like that. I don't want to exaggerate, but it's like an interrogation."

Carrasco and Barbara Shapiro each spent time last year collecting signatures for the petitions.

"We had to go through training to learn how to speak to people," Shapiro said. "Part of our training was [that] every person was given an opportunity to read the entire petition before signing. No one was coerced into signing that petition."

Receiving the city survey sent a chill down her spine, she said.

"I felt like I was being harassed," she said. "I have a right to privacy. If I'm

signing a petition, the city doesn't need to know I'm signing a petition. The only one who needs to know is the Registrar of Voters, and the only reason the Registrar of Voters needs to know is to verify if I'm eligible by making sure I'm a registered voter."

Dom McGee, who was recently appointed to the Huntington Beach Planning Commission by Van Der Mark, has been a vocal proponent of the children's book review board. He shared a video time-stamped from September, which contains an eight-minute interaction between him and a signature-gathering volunteer.

In it, McGee asks several times about removing books from the library, with the volunteer responding in the affirmative that books had been banned rather than simply moved. "It speaks for itself, really," McGee said Monday. "She couldn't name a single one of them when I asked her."

Carrasco, though, said the city's survey seemed like an attack on its own residents and their efforts.

"You have to respect the people in your city a little bit if you're going to be in charge," Carrasco said. "It's so disrespectful to all of the people who got all of these signatures and spent a whole year on this. It's crazy. I don't think they understand the implications of what they did."

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Twitter: @mjszabo

FESTIVAL

Continued from page A1

120 attendees," Mayor Ted Bui said. "The second year, we had about 250, and this year, we're hoping to come closer to about 300, so that's a great start. I'm hoping that as we move forward, it's going to be bigger, better and greater for everyone."

Fountain Valley City Council members in attendance wore traditional attire in recognition of the Lunar New Year. The festival helped usher in the Year of the Snake.

"We really appreciate you coming out today and celebrating," Mayor Pro Tem Jim Cunneen said.

"This is not only a wonderful gathering for our community, but it's a moment to learn about the cultures and to have a better understanding, and it's all about bringing kindness and love to our community."



Photos by James Carbone

CHILDREN SMILE as they watch the lion dance during the cultural festival.

Cunneen put a bow on his comments by wishing the crowd a happy new year in Vietnamese, drawing some applause from

the crowd.

The festivities continued inside the Recreation Center, with cultural arts projects and games. Kids had

the opportunity to color coiled snakes on paper and cut them out.

Students also provided a musical performance on

traditional instruments, followed by a group picture with dozens of the remaining revelers.

A booth also took a tally of the Chinese zodiac sign of each of its visitors.

The Tet Parade will be held in the neighboring city of Westminster on Saturday, Feb. 1, with the opening ceremony sched-

uled for 8:30 a.m. and the parade to get underway at 9:30 a.m. The parade will begin at the intersection of Bolsa Avenue and Magnolia Street and head eastbound on Bolsa Avenue, before making a right turn onto Bushard Street.



FOUNTAIN VALLEY Mayor Ted Bui welcomes guests to the city's Lunar New Year Festival. He and other council members wore traditional attire at the event.

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Twitter: @AndrewTurnerTCN

REUNION

Continued from page A1

classmates had started families, embarked on careers and moved to cities across Southern California and beyond.

"I'd be interested to know about work, school, marriages, children, hobbies," Conrath said. "It was really very interesting for everybody. This is just what I wanted to do."

Conrath recalled the Class of '67 as "good kids" who were "kind, considerate, most always so friendly and kind to one another."

"She means more to us than any other teacher I've ever had," said Cathy Sevel, a former student who now lives in San Diego and playing a key role in organizing the reunion. "[For]

young children she made learning come alive with creativity and fun and willingness for hands-on projects in the classroom and with many field trips. Kids were everything to her, she really cared about her students."

One of her former students, Kevin Spangler, now lives in Menifee. He said he reconnected with Miss Conrath during a class reunion in 2010 and they have stayed in touch since then, exchanging emails several times a week.

"I'm in constant contact with her," Spangler said. "She has such a good and sometimes screwy sense of humor, which I do too, so we both play off each other."

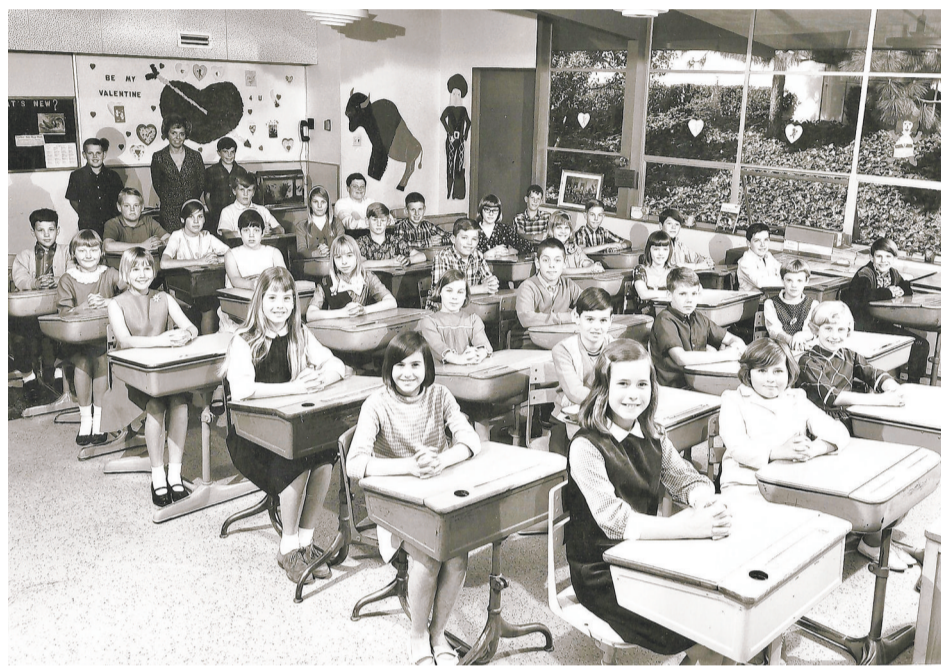
Spangler said Conrath is a "car guy" like himself. He recalled picking her up at

her home in Laguna Beach and taking her for a long ride. They cruised through Corona Del Mar, Irvine and San Juan Capistrano before catching lunch in Dana Point, and then went back up the coast through Laguna Beach.

"We were listening to '50s rock 'n' roll the whole time. Miss Conrath kept telling me [about the songs], 'I remember this one. Oh! this is a good one. I like this one.' ... Chuck Berry & Buddy Holly sound so much better in a '57 Chevy."

"She came to California in a brand-new '64½ Mustang convertible," Spangler added. "I got to ride in it once in 1967. She still talks about it and misses the car."

Susan Hoffman is a contributor to the Daily Pilot.



File Photo

HARBOR VIEW Elementary School's fifth-grade class of 1966-67.

MARKETPLACE

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

LEGAL NOTICES
1300

Name Change

ORDER TO SHOW CAUSE FOR A CHANGE OF NAME

CASE NO. 01442765

Petitioner or Attorney (name, state, bar, and address):

Arthur Sebastian Palacio Jr.
332 E. Wilson Avenue
Orange, CA, 92867

TO ALL PERSONS INTERESTED:

Petitioner Arthur Sebastian Palacio Jr. filed a petition with this court for a decree changing names as follows:

Present Name
Arthur Sebastian Palacio Jr.

Proposed Name
Sebastian Palacio

THE COURT ORDERS

that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

DATE: 02/11/2025

TIME: 8:30AM

DEPT: D-100

ROOM: Remote

The address of the court is: SUPERIOR COURT OF CALIFORNIA County of Orange 700 Civic Center Drive, West, Santa Ana CA 92701-4045 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county. Dated: 01/08/2025 David H. Yamasaki Clerk of the Court Published in the Daily Pilot 01/16/25, 01/23/25, 01/30/25, 02/06/25

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LEGAL NOTICE

PLEASE TAKE NOTICE, pursuant to Education Code Section 81378.1(b), that the Board of Trustees of the Coast Community College District, at its regular meeting on February 5, 2025 at 5:00PM, will consider approving a two-year lease with Dave Min for approximately 2,114 square feet of office space at the District's office, located at 1370 Adams Avenue, Costa Mesa, CA 92626, to serve as a local congressional office in consideration for \$7,339 in monthly rent.

Published in the Daily Pilot on:
January 16, 2025, January 23, 2025 & January 30, 2025

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 043655-ST

- (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
- (2) The name and business addresses of the seller are:
CHMAIT LLC, 5365K ALTON PARKWAY, IRVINE, CA 92604
- (3) The location in California of the chief executive office of the Seller is: 5365K ALTON PARKWAY, IRVINE, CA 92604
- (4) The names and business address of the Buyer(s) are:
EUROTOPIA LLC, 870 WEST MOUNTAIN AVENUE, ONTARIO, CA 91762
- (5) The location and general description of the assets to be sold are ALL STOCK IN TRADE, FURNITURE, FIXTURES AND EQUIPMENT AND GOODWILL of that certain business located at: 5365K ALTON PARKWAY, IRVINE, CA 92604
- (6) The business name used by the seller(s) at that location is: OLIVES BRANCH EXPRESS
- (7) The anticipated date of the bulk sale is FEBRUARY 19, 2025 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. Burbank, CA 91505, Escrow No. 043655-ST, Escrow Officer: STEPHANIE TOTH.
- (8) Claims may be filed with Same as "7" above.
- (9) The last date for filing claims is FEBRUARY 18, 2025.
- (10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.
- (11) 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.
Dated: JANUARY 14, 2025
Eurotopia LLC, a California Limited Liability Company
By: /s/ KHALED ABUALREJAL, MANAGER
1/30/25
CNS-3889472#
DAILY PILOT

Legal Notices

Loan No.: 2794 - Cromwell Properties TS no. 2024-11218 APN: 934-83-061
NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/25/2023, 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 on 2/5/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Cromwell Property Holding, LLC, a Delaware Limited Liability Company recorded on 4/26/2023 in Book n/a of Official Records of Orange County, at page n/a, Recorder's Instrument No. 2023000096439, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/11/2024 as Recorder's Instrument No. 2024000265729, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Unit No. 61 per Condominium Plan recorded October 26, 1976, Book 11937, Page 314. An undivided 1/83rd interest in the common area of Lot 1, Tract 8444, per Map, Book 374, Pages 39 to 43 inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 61 Sea Island Dr, Newport Beach, CA 92660. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$655,730.76. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11218. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2024-11218 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, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, 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. Dated: January 13, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0469917 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/16/2025, 01/23/2025, 01/30/2025

Legal Notices

T.S. No. 24-70901 APN: 439-181-51 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/10/2024. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by 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, 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: KENNETH A. JOHNSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 6/18/2024, as Instrument No. 2024000151158, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 2/26/2025 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$1,085,084.61 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 2517 FAIRWAY DRIVE COSTA MESA, CALIFORNIA 92627 Described as follows: As more fully described on said Deed of Trust A.P.N #: 439-181-51 The undersigned Trustee 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. 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-70901. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-70901 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. Dated: 1/24/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450/Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42438 Pub Dates 01/30, 02/06, 02/13/2025

MARKETPLACE

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

Legal Notices

Legal Notices

Advertisement of Public Sale

In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on February 13, 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
Oskar Andalon 1204
J J Engelleiter 1250
George Ellis 1264
Alejandro Alcalá 1331
Noe Oliva 2241
Andrei Sidenkov 2366
Tammie Guillory 2523
Noe Oliva 2533
Pamela Zebedeus 2542
J J Engelleiter 2564
Dominique Yarumian 3377
Daniel Raczkowski 3534
Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this January 30, 2025, and February 6th, 2025. Auction Listed on storagetreasures.com. Final bid at 12:00 noon.
1/30, 2/6/25
CNS-3889489#
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. NB-L-12138-25

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: **F & K KHAVARI, LLC., 9022 CHRISTINE DRIVE, HUNTINGTON BEACH, CA 92646**
(3) The location in California of the chief executive office of the Seller is: **SAME AS ABOVE**
(4) The names and business address of the Buyer(s) are: **MUNCH WICH, LLC, 93 EXETER, IRVINE, CA 92612**
(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME** of that certain business located at: **488 EAST 17TH STREET, #B104, COSTA MESA, CA 92627**
(6) The business name used by the seller(s) at said location is: **CHIXY NATURAL**
(7) The anticipated date of the bulk sale is **FEBRUARY 19, 2025** at the office of: **PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660**, Escrow No. **NB-L-12138-25**, Escrow Officer: **LISA EVANS**
(8) Claims may be filed with Same as "7" above
(9) The last date for filing claims is: **FEBRUARY 18, 2025**.
(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.
(11) 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**.
Dated: **JANUARY 27, 2025**
TRANSFEREES: **MUNCH WICH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**
ORD-3196240 DAILY PILOT 1/30/25

BSC 226343 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY LOU ANDRADE-SALAZAR 30-2024-01435735-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: **MARY LOU ANDRADE-SALAZAR**.
A PETITION FOR PROBATE has been filed by **MARISA A. HALEY & PAMELA DE NIRO** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **MARISA A. HALEY & PAMELA DE NIRO** 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 **March 19, 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:
DOMENICO A. SCIRE, ESQ
The Law Offices of C.R. Abrams, P.C.
27201 PUERTA REAL, STE 130
Mission Viejo, CA 92691
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/06 & 2/13/2025

BSC 226323 NOTICE OF PETITION TO ADMINISTER ESTATE OF: KRISTINA BIRGIT MACDONALD 30-2025-01453835-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: **KRISTINA BIRGIT MACDONALD**.
A PETITION FOR PROBATE has been filed by **LAURENCE MACDONALD** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **LAURENCE MACDONALD** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **March 05, 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:
TRENT C. MARCUS, ESQ
TRENT C. MARCUS, A LAW CORPORATION
19900 BEACH BLVD, C-1
HUNTINGTON BEACH, CA 92648
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/6 & 2/13/2025

BSC 226294 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MOH MALEKPOUR aka MOHAMMAD ALI MALEKPOUR 30-2025-01451072-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: **MOH MALEKPOUR aka MOHAMMAD ALI MALEKPOUR**.
A PETITION FOR PROBATE has been filed by **TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY - PUBLIC ADMINISTRATOR** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY-PUBLIC ADMINISTRATOR** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **March 12, 2025 at 1:30 p.m. in Dept. CM04** 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:
LEON J. PAGE, COUNTY COUNSEL
AND SAUL REYES, DEPUTY
400 WEST CIVIC CENTER DRIVE., P.O. BOX 118
SANTA ANA, CA 92701
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/16, 1/23 & 1/30/2025

City of Costa Mesa Orange County California Notice Inviting Bids

NOTICE IS HEREBY GIVEN that the City of Costa Mesa ("City") invites sealed bids, to be submitted electronically only, for furnishing all labor, materials, equipment, transportation, and other such facilities as may be required for construction of the following project: **POLICE DEPARTMENT PARKING LOT RECONFIGURATION, CITY PROJECT NO. 25-09**. All bids must be submitted electronically via the City of Costa Mesa's PlanetBids portal before the deadline of **4:00 P.M., Tuesday, March 4, 2025**, at which time or shortly thereafter the City will open bids electronically. It shall be the sole responsibility of the bidder to ensure that his/her/its bid is received in its entirety by the deadline. **To access the bid documents and bid on this project, prospective bidders must first register through the City's PlanetBids portal at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=45476>.**

PRE-BID JOB WALK: A mandatory pre-bid job walk is scheduled for **Wednesday, February 19, 2025 at 10:00 a.m. starting at the entrance to the City of Costa Mesa's Fire Station No. 5 at 2450 Fair Drive, Costa Mesa, CA 92626.**

REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS: Pursuant to Labor Code sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, or be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work unless registered and qualified pursuant to Labor Code section 1725.5.

For more information about the bid process please contact Anna Bacca at 714-754-4983.

Brenda Green, City Clerk
City of Costa Mesa
Published: January 30, 2025

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 008012-JL

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
KOZO KAMIHAGI AND KIMIE KAMIHAGI, 891 BAKER ST #B-9, COSTA MESA, CA 92626-4353
(3) The location in California of the chief executive office of the Seller is: 891 BAKER ST #B-9, COSTA MESA, CA 92626-4353
(4) The names and business address of the Buyer(s) are:
SUPERB TALENTS LLC, 120 N SAN GABRIEL BLVD #E, SAN GABRIEL, CA 91775.
(5) The location and general description of the assets to be sold are INCLUDING, FURNITURE, FIXTURE AND EQUIPMENT, TRADE NAME, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE of that certain business located at: 891 BAKER ST #B-9, COSTA MESA, CA 92626-4353
(6) The business name used by the seller(s) at that location is: KOZO HAIR SALON
(7) The anticipated date of the bulk sale is 02/19/25 at the office of STAN ESCROW, 123 S. FIGUEROA ST. UNIT 108B LOS ANGELES, CA 90012, Escrow No. 008012-JL, Escrow Officer: JULIE LEE.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 02/18/25.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) 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".
Dated: JANUARY 13, 2025
Transferees:
SUPERB TALENTS LLC, a California Limited Liability Company
By: /s/ TING AN CHEN, MEMBER
By: /s/ CHIA-HUI CHIANG, MEMBER
1/30/25
CNS-3889434#
DAILY PILOT

BSC 226293 NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEVEN E. TIRRELL 30-2025-01451467-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: **STEVEN E. TIRRELL**.
A PETITION FOR PROBATE has been filed by **Ursula Lynn Bohlen** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **Ursula Lynn Bohlen** 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 **Feb 27, 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:
TODD M. LITMAN, ESQ
LITMAN & ASSOCIATES
1422 EDINGER AVE, STE 100
TUSTIN, CA 92780
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/16, 1/23 & 1/30/2025

CROSSWORD AND SUDOKU ANSWERS

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THE NEWPORT MESA Unified School District's Board of Education on Monday appointed former Newport Harbor High PTA President Kirstin Walsh to fill a trustee's seat vacated by newly elected Newport Beach Councilwoman Michelle Barto.

Courtesy of Newport-Mesa Unified School District

BOARD

Continued from page A1

during a special meeting earlier this week.

"Everything I've done over the past 13 years has led me to this point," Walsh told trustees Monday. "... This feels like a very natural, organic next step in supporting the community."

NMUSD's newest trustee is a former pediatric occupational therapist who has lived in California for over 20 years. She's the mother of a sophomore and a senior at Newport Harbor High and has been volunteering for NMUSD schools for 13 years.

Walsh served as that high school's PIA president for the past two years. She previously held a similar role at Ensign Intermediate.

During her interview, she told trustees "I personally do not have an agenda," and that she is receptive to input from all members of the community. She added that she has been "able to separate myself from being a PTA president and then being a mom" in order to make decisions that benefit the entire school body, not just her own family.

"We each try to listen to each other's point of view," Trustee Ashley Anderson said while explaining her support for Walsh. "It has not always been that way. And I think it's really important to continue with that mindset. Each thing that comes to us ... it's based on information that comes to us and is not based on national political things that are not necessarily relevant to us."

Anderson as well as Board Vice President Leah Ersoylu and trustees Michelle Murphy and Carol Crane voted in favor of Walsh's appointment. President

Krista Weigand and trustee Lisa Pearson were opposed.

Pearson and Weigand acknowledged Walsh and other candidates' merits for the trustee position. But they noted Barto had the support of 65% of voters when she was elected to the seat in 2022 and suggested someone with views similar to hers should be chosen.

The two trustees in the minority backed Andrea McElroy, the parent of a student who graduated from NMUSD. During her interview, the candidate said she wanted to promote classes in practical finances as well as early career education for youth interested in pursuing trades instead of going to college.

"My mission is to find someone who aligns with [Barto's] values and, most importantly, the constituents' values," Pearson said. "And I believe that Andrea is that person."

McElroy has been listed as a contributor of photos for social media posts supporting Barto's campaigns for public office. Barto was endorsed by the Republican Party of Orange County.

Barto has issued at least one statement online apparently in favor of requiring schools to share information about children's gender identity with their parents. That issue has come up at other districts in Southern California. A judge in San Bernardino County Superior court blocked in September a policy requiring such disclosures passed by the Chino Valley Unified School District.

In that same month, the Huntington Beach City Council approved a law declaring that Huntington Beach is a "Parents' Right to Know city." However, the panel only has the jurisdiction to set policy for those who work directly for the city. Teachers hired by local school districts and providing most of the instruction in the city's schools are not subject to the ordinance.

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2 arrested, 1 dead in crash following police pursuit

BY SARA CARDINE

Two Los Angeles County men are in jail, while a third is dead, after a Newport Beach police pursuit Sunday led to a crash in Costa Mesa that took down a power pole and caused an hours-long road closure.

The incident began at 2:45 a.m. near the intersection of Santiago Drive and Holiday Road in Newport Beach, where police attempted to make contact with three suspects who were reportedly attempting to steal a vehicle, Lt. Steve Oberon said Monday.

That's when the trio fled the scene, initiating a pursuit that eventually led to Costa Mesa, causing authorities to contact local law enforcement about the ensuing police activity, CMPD reported Sunday.

Shortly after the call went out, the suspect vehicle, described as a white Lexus sedan, crashed into a power pole near the intersection of 22nd Street and Santa Ana Avenue, according to Costa Mesa police spokeswoman Roxi Fyad.

"We arrived at the scene after the vehicle had crashed," Fyad said Monday, indicating that Costa Mesa police and fire were joined by a city public works crew and repre-



Courtesy of Melissa Nash

EMERGENCY CREWS respond Sunday to a fatal crash near the intersection of 22nd Street and Santa Ana Avenue in Costa Mesa, following a pursuit that began in Newport Beach.

sentatives from Southern California Edison. "There was a need to have a large response to this."

The driver of the vehicle, 20-year-old Carson resident Anthony Rodolfo Samayoa, was transported to a nearby hospital with injuries but was booked into jail in Costa Mesa Sunday night on suspicion of felony DUI, vehicular homicide, evasion and at-

tempted vehicle theft.

Sergio Avalos, 21, of Carson, who'd been riding in the backseat of the suspect vehicle, was also hospitalized from injuries sustained during the crash. Oberon confirmed Monday Newport Beach police subsequently arrested Avalos on suspicion of taking a vehicle without the owner's consent and a felony charge of conspiracy to

commit a crime.

A third occupant, sitting in the front passenger side of the Lexus at the time of the collision, was found unresponsive and pronounced dead at the scene. Fyad said Monday the county coroner's office had identified the decedent as 20-year-old Carson resident Oscar Axael Macias. Officers with Costa Mesa

police's Major Accident Investigations Team processed the scene while crews worked to repair the fallen power pole and remove debris. Due to rain, that work resulted in a road closure in the immediate vicinity that lasted until 10 a.m. Sunday, Fyad said.

It is unknown whether the vehicle involved in Sunday's crash may have been stolen or belonged to the suspects. A follow-up inquiry to Newport Beach police did not receive an immediate response.

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Daily Pilot

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MARKETPLACE

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Legal Notices

Loan No.: 2795 - Barghi TS no. 2024-11224 APN: 934-83-062 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/15/2023, 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 on 2/19/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Farah Doukht Yasmine Barghi, a single woman recorded on 5/17/2023 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2023000115061, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/18/2024 as Recorder's Instrument No. 2024000272385, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Unit 62, as shown and described in The Condominium Plan recorded in Book 11937, Page 314. An Undivided 1/83rd Interest as Tenant in Common in the Fee Interest in and to the Common Area of Lot 1, Tract 8444, per Map, Book 374, Pages 39 to 43, inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 62 Sea Island Dr, Newport Beach, CA 92660. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$632,690.52. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11224. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2024-11224 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, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, 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. Dated: January 16, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470068 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

Legal Notices

T.S. No.: 24-12388 Loan No.: *****7188 APN: 139-632-29
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/2/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by 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, 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: **Tuan Quang Nguyen, An Unmarried Man And Jesse Khen, A Single Man, As Joint Tenants**
Duly Appointed Trustee: **Prestige Default Services, LLC**
Recorded 11/8/2021 as Instrument No. **2021000675009** in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: **2/26/2025 at 9:00 AM**
Place of Sale:
On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866
Amount of unpaid balance and other charges: **\$936,681.04**
Street Address or other common designation of real property:
**2716 SKYLARK CIRCLE
COSTA MESA, CALIFORNIA 92626
A.P.N.: 139-632-29**
The undersigned Trustee 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.
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. **All checks payable to Prestige Default Services, LLC.**
NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this Internet Website <https://prestigepostandpub.com>, using the file number assigned to this case 24-12388. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.
NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 24-12388 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: 1/20/2025
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Patricia Sanchez Foreclosure Manager
PPP#25-000495

Legal Notices

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15950858 TS No: X23-11003 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 08/17/2023. 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 08/18/2023 as instrument number 2023000202054, Book page 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 3/11/2024 as instrument number 2024000053205 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/27/2011 as instrument number 2011000211176, WILL SELL on 02/19/2025, 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(s) of said property is (are): QUON LIU AND HONGJUAN TIAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND ENQI LIU, A SINGLE MAN AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON. The property address and other common designation, if any, of the real property is purported to be: 204 KEMPTON, IRVINE, CA 92620, APN 935-465-33. 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: \$12,442.14. 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: X23-11003. 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 X23-11003 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: 12/24/2024 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. NPP0469420 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

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GIRLS' SOCCER

Newport Harbor gives up to Los Alamitos

BY SCOTT FRENCH

Newport Harbor was magnificent for so much of its girls soccer showdown with fellow Sunset League unbeaten Los Alamitos, shutting down the Griffins' gorgeous, revered possession game and dominating a tense second half that promised reward but granted none.

Senior captains Sadie Hoch and Bridget Taketa anchored a superb mid-field quartet that took command after the break, but the Sailors' inefficiency when opportunities arrived left them with in a 2-0 home loss that sends Los Alamitos into a novel second stage of Sunset play with an advantage.

All-CIF Southern Section midfielder Viviana Zacarias scored both goals for Los Alamitos, from a long through ball in the first half and with an arcing free kick in the closing minutes. The win gave the Griffins (12-5-3 overall, 6-0 Sunset League) a three-point edge on Newport Harbor (13-3-3, 5-1) and a first-round bye in the inaugural league-closing tournament that begins Thursday.

The expected prize: a rematch at Los Alamitos in Wednesday's final. That game, far more than this one, would have more to say about who wins the

Sunset League title. This one adds fuel.

"Sometimes that happens in soccer, the better team doesn't necessarily win," Hoch said. "We felt like we were the better team, at least for the second half. You know, that game didn't really mean much, other than seeding [for the tournament], so, hopefully, we'll get another chance at them ... show them our real team and get the result that we want."

The inaugural tournament, designed to avoid a mid-December start to league play, won't determine the league champion but will provide the decisive points. Nine will go to the champion — four in the title game — and a Harbor triumph over Los Alamitos would give them 24 to the Griffins' 23.

The Sailors are home against seventh-seeded Fountain Valley (8-6-3, 0-6) in their first-round game. The winner will meet No. 3 Huntington Beach (12-3-4, 4-2) or No. 6 Marina (4-10-0, 1-5) in Monday's semifinals.

Los Alamitos, an enduring powerhouse that has won seven successive Sunset or Surf league championships, awaits No. 4 Edison (10-7-2, 3-3) or No. 5 Corona del Mar (13-5-0, 2-4). Higher seeds are home throughout, and

there's a consolation bracket, with the Edison-CdM loser receiving a bye into the final.

Huntington Beach is the only team aside from the top two that can win the league title. The Oilers would have to win the tournament while Los Alamitos lost its semifinal and third-place games.

"Anyone can beat anyone on any day, so it's going to be a challenge," Griffins head coach Pat Rossi said. "That's why the Sunset League is so strong, because every team can play."

Rare is the team that plays such beautiful, flowing soccer as Los Alamitos, which looked the part for the first 10 minutes or so. Newport Harbor then figured out how to deal with a tightly spaced midfield as the Griffins mirrored the Sailors' 3-2-4-1, box-midfield alignment.

Harbor brought greater intensity in the second half, penning the Griffins inside their defensive third, forcing them to go direct, ineffectually, and cutting off passing lanes. Zacarias' dead-ball strike in the 76th minute was their first shot of the half.

The Sailors in both halves failed to capitalize on their chances, the best coming in a six-minute span midway through the



NEWPORT HARBOR'S Bridget Taketa (10) dribbles up the field after gaining possession of a loose ball against Los Alamitos on Tuesday.

Don Leach
Staff Photographer

second half: a misplaced Paige Shanahan header from Abbi Clapp's cross, a loose ball in the goalmouth from another Clapp delivery five minutes later, and a Mia Knox one-on-one sent high moments after that.

"The first half was a little uneven for us, but the second half was definitely more of things that we could do," Newport Harbor coach Justin Schroeder said. "Just a bummer [to lose]. I mean, that's part of the game. Oftentimes you come out games and you're like, 'We played really well.' We might have been the better team. We just didn't get the result. And that's soccer 101, for the most part."

Zacarias' goal in the 27th minute, with a cross-box finish into the lower-right corner from Victoria Bloch's feed on a quick counterattack, gave Los Alamitos the means to absorb and repel. The lead might have been greater had Harbor goalkeeper Audrey Burns not parried Sofia Bugarin's lob off her crossbar and away in the 31st.

"They totally [took us out of our game]," Rossi said. "They're awesome. Their coach did a great job there, and we were fortunate to get a set piece there and a goal early. ... We were just trying to defend the lead at that point."

Huntington Beach secured the third seed as

freshman Mia Sanchez, just pulled up from the junior varsity team, scored in overtime for a 1-0 victory at Corona del Mar. Marina claimed the No. 6 seed, beating visiting Fountain Valley, 1-0, on Cadence Dodosh's goal midway through the first half.

Sunset League tournament quarterfinals Thursday

- No. 1 Los Alamitos, bye
- No. 5 Corona del Mar at No. 4 Edison, 5 p.m.
- No. 6 Marina at No. 3 Huntington Beach, 5 p.m.
- No. 7 Fountain Valley at No. Newport Harbor, 6:30 p.m.

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GIRLS' BASKETBALL

Marina honors Rylee Bradley, a 'career points leader'

BY ANDREW TURNER

Rylee Bradley has proven herself to be a transformative player from the moment she put on a uniform for the Marina girls' basketball team.

So it's only fitting that on a night the junior guard was celebrated for becoming the program's all-time leading scorer, Bradley had a game-high 23 points — matching her jersey number — in a big win for the Vikings.

The Vikings earned their fifth straight win in defeating visiting Fountain Valley 54-43 on Monday night, moving into a tie with Corona del Mar for third place in the Sunset League.

Marina (15-10, 6-3 in the Sunset League) also drew even in the loss column and half a game back of Fountain Valley (15-7, 7-3).

In a pregame ceremony, teammates held posters that read, "Marina's career points leader," and, "1,791 points and counting." She raised that total to 1,814 with a signature performance of driving the lane, twice finishing through contact to earn opportunities for three-point plays.

"It happened so early in the season," Marina coach Daniel Roussel said of



James Carbone

MARINA'S RYLEE BRADLEY (23), seen against Crean Lutheran on Dec. 27, had 23 points against Fountain Valley on Monday. Bradley was honored as the program's all-time scoring leader on Monday.

Bradley breaking the school scoring record, which had been held since 1988 by Dawn Charroin with 1,316 points. "We didn't play at home for a long time. ... We celebrated with our team internally, but we didn't get a chance to celebrate with our fans and our families, and so tonight was really fun to be able to present her to everybody and talk about her accomplishments over the last three years."

"I thought, actually, after doing it, I thought maybe she had a little bit of a slow start, and maybe she was a

little emotional, but she really pulled it together and played well tonight," he added.

Huntington Beach (15-10, 5-5) earned a road victory at Corona del Mar (14-10, 6-3), if nothing else, bolstering its case for an at-large selection with just two league contests left on its schedule.

Los Alamitos (18-6, 8-1) is the pace-setter in the Sunset League, with its remaining schedule consisting of the league's three-loss teams. The Griffins host CdM on Wednesday and finish up with road games

at Marina on Friday and at Fountain Valley on Monday, Feb. 3.

"I told the Fountain Valley coaches on the way out, 'If we both can get Los Al, we have a three-way tie for first,'" Roussel said. "We all have three losses right now, and if we can beat them two more times. ... Fountain Valley lost to them by two. We lost by 30, so it's on us to do that job."

Senior center Sydnie Smith scored nine points, all via the three-point line, for Marina. Senior forward Haley Nguyen had nine points, eight rebounds and two steals. Junior forward Anaya Rivera scored seven points and pulled down a dozen rebounds.

Marina senior guard Maria Tejada, a key contributor in applying defensive pressure on ball-handlers, exited after Fountain Valley senior guard Victoria Om tripped over her underneath the basket late in the third quarter. Tejada was able to return, finishing with four points, six rebounds, four steals, three assists and a blocked shot.

"Maria is a tough player," said Bradley, who admitted to being nervous in taking the floor after being honored. "She plays hard, she works hard, and she makes

sure that she keeps her team in the back of her mind instead of giving up. She could have just sat the rest of the game, but she went back out there and played because she knows that she really wants to win, and she puts a lot into this team."

In a highly competitive game through three quarters, the Vikings limited the contributions from Karley Waite with intense pressure. The Barons' senior center scored on an offensive putback to tie the score, 34-34, with three minutes remaining in the third quarter, but she was held off the scoreboard otherwise. Waite added 10 rebounds and three assists.

"I would definitely say the pressure that Marina put on us really caught us off guard," said Izzy Om, who shares the Barons' head coaching duties with Camryn Hamaguchi. "Something we were constantly telling all the girls was just slow down. ... In the half-court offense, they kind of sped us up, and we were kind of taking some crazy shots, turning the ball over a few too many times."

Sophie Hsieh scored a dozen points — on four three-pointers — in the first half, adding four re-

bounds and three assists. Victoria Om scored 10 of her 12 points in the second half, adding 10 rebounds and six assists.

Izzy Om said team cohesiveness would be a key factor in the Barons' fortunes with the postseason around the corner.

"It's not that the girls don't want to win," she said. "I know they do. Otherwise, they wouldn't be getting so frustrated, but I think learning to shake off those mistakes, move on to the next play, and when somebody makes a mistake, you come together, you pick them up. I think that will be a huge, huge thing in CIF if we want to make it far."

Huntington Beach 49, Corona del Mar 33: Emily Hoang had 16 points, and Taylor Savage added 15 points, as the visiting Oilers extended their winning streak to three games.

Sawyer Blumenkranz had 13 points to lead the Sea Kings, who have dropped three in a row following a season-high six-game winning streak. Sienna Knodogah chipped in with 10 points.

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TRIAL

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Daniel Kim of the Orange County public defender's office.

Padilla was homeless at the time of the woman's death and occasionally stayed in a shed at the back of the property, Janine Madera, senior prosecutor for the Orange County district attorney's office, told the jury. His relatives began smelling a foul odor at the home beginning around 15 days before Lockhart's body was found. Loud noises could be heard from the shed in the days that followed, and the defendant's sister reported seeing her brother burying something in the yard.

At one point, Padilla's mother saw him carrying items wrapped in blankets that appeared to be stained with blood and crawling

with maggots, Madera said. He refused to show her what was inside and fled when she decided to call the police.

Although officers responding on July 11 took note of a strong odor at the home, they didn't immediately suspect a crime, Madera said. They thought a dead animal may have been on the premises, and suggested that the residents deep clean the area.

When the defendant's mother tried to tidy up the shed, she found a patch of hair still attached to a piece of scalp, women's clothing she didn't recognize and a dirty pair of Vans shoes that were missing laces. She called police again on July 16 and showed them what she found.

Investigators began excavating the lot and found Lockhart's head and body buried together in a makeshift grave. She had been

hogtied with a pair of shoelaces.

A cadaver dog searched the area and indicated to officers that the victim may have been killed in the shed. Blood matching Lockhart's DNA was found on its floor and on the blade of a large knife stashed in a toolbox inside.

There were no signs of a struggle, sexual assault or injury found on the victim's body aside from her decapitation, which led forensic investigators to conclude the latter took place after she had already died. Madera suggested she had been strangled, and any physical signs of that would be difficult to identify conclusively after her head was removed.

"It was a clean cut, no hesitation marks," Madera said.

Padilla's defense attorney emphasized the absence of broken bones or other in-

juries inflicted on the victim prior to her death. Kim said Lockhart was an apparent alcoholic in poor health that was exacerbated by life on the street.

Lockhart was 60 at the time she died and had been hospitalized in August 2021 with seizures that would last as long as two minutes, Kim said. She had been admitted to a hospital for alcohol poisoning on June 24, 2022, less than a week before she was last seen alive.

An employee at a taco truck typically parked at Morgan Lane and Slater Avenue, Emilia Martinez, may have been the last person to interact with the victim. The witness testified that she spotted Lockhart in a nearby yard two years ago on June 30, apparently clutching her belly in pain and lying in the fetal position.

Martinez also recalled

frequently seeing Lockhart with a homeless man the victim had identified as her boyfriend, Rick Burnhardt. Kim attempted to paint Burnhardt as one of the last people who had contact with Lockhart and a potential suspect in her death.

However, the prosecutor pointed out that Burnhardt was working and staying at a job site in Long Beach at the time the victim went missing. She also noted cadaver dogs that searched his van did not appear to find anything suspicious.

The defense attorney told jurors that Antonio Padilla's father, Mario Padilla, was seen rummaging in and around the shed as police investigated their property. He claimed the shed was actually the latter's "man cave" and that his son would crash inside the mobile home instead of the shed. Kim also said

his client's father planted tomatoes over the site where Lockhart was buried, insinuating he attempted to conceal the grave.

Although the defendant and victim were both homeless and known to frequent the same area, there didn't appear to be any prior connection between them, Madera said. Lockhart had been living on the street for about two years, her mother, Donna Ashbaugh, said from the witness stand Wednesday. They managed to keep in touch with each other and spoke on the phone at least once a week.

Ashbaugh described her daughter's demeanor as the last time they spoke as "kind of upbeat. She would always call me early to assure me she was OK."

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