

Daily Pilot

FRIDAY, DECEMBER 30, 2022 /// dailypilot.com

Laguna closes deal on school property

City officials announce completion of \$23M acquisition of the St. Catherine of Siena site that shuttered in 2020.

BY ANDREW TURNER

Laguna Beach has closed escrow for its acquisition of the St. Catherine of Siena school site from the Diocese of Orange.

City Manager Shohreh Dupuis made the announcement via a news release on Wednesday. The city agreed to pay a purchase price of \$23 million for the 6.5-acre property located at 30516 Coast Highway.

"The acquisition of St. Catherine's school is a unique and rare opportunity for our community, given that the city of Laguna Beach is largely built out," Laguna Beach Mayor Bob Whalen said in a statement. "I want to thank the Diocese of Orange for working with us over the past two years and allowing this property to remain as a community-serving facility."

"This property will be of tremendous benefit to residents, as we now have the space to accommodate added programs and services. We look forward to hearing ideas from our community on the possible uses for this location. With the acquisition of this property, the time is right for the city to develop a master plan for all city-owned properties, and we will work to create a vision for community-serving facilities that everyone can enjoy."

See **School**, page A2

Special needs kids warm up to winter camp

Friendship Circle camp in Newport Beach gives children the chance to visit a petting zoo, connect with others.

BY ERIC LICAS

Children and young adults with physical and developmental disabilities had the chance to hug alpacas, rams and goats at a petting zoo set up in Bonita Creek Park Thursday.

Some, like 12-year-old Dominick Gomez, ran their fingers through the soft coats of animals that had been brought to Orange County from the Rah Rah Ranch in Riverside. Others interacted with the critters in less traditional ways, like Dylan Wolk. He chose to use his feet to pet a ram named Jolly, smiling as he sat with his elbows propped beneath him and his toes combing through loose, curly wool.

The petting zoo was part of the Friendship Circle's winter camp. It provides a safe environment for youth with special needs to create friendships and experience things they might not otherwise be able to take part in standard social settings, said Chani Mintz, the director of the nondenominational nonprofit.

"Usually, they're not accepted to regular camps so these children end up being isolated," Mintz said during a brief interview Thursday. "Not only the children but their families wind up being isolated. Our camps give them an opportunity to be included and have a

See **Camp**, page A2



Riding out the storm



TOP: A daring surfer holds his balance as he rides down a massive wave that came ashore at Aliso Beach in Laguna Beach on Tuesday. Bigger waves are expected this weekend, especially on New Year's Day.

LEFT: Beachgoers watch surfer Brad Dome slide across an 8-foot wave-face during a storm surf pounding the shores at Aliso Beach.

Photos by Don Leach
Staff Photographer



Courtesy of the Costa Mesa Sanitary District

WHILE RULES and dates for tree recycling vary by city, most haulers require trees taller than 6 feet to be cut in half.

Tips on getting rid of your Christmas trees in the O.C.

BY SARA CARDINE

Oh Christmas tree, Oh Christmas tree, how crunchy are your branches?

Coastal county residents who opted for natural Christmas trees and are tired of vacuuming dropped needles may be wondering how and when to safely recycle or dispose of fatigued firs.

While the dates and rules may vary from city to city, most waste haulers have begun accepting holiday trees for recycling. Here's a look at when you might optimally discard your spent spruce,

and what's acceptable for pickup.

NEWPORT BEACH

CR&R says Newport residents have until Jan. 6 to toss cut trees into their green organic waste bins for recycling. All ornaments, tinsel, lights and tree stands must be removed, and trees measuring 6 feet or taller must be cut in half and placed in the bin, bottom first and standing up straight. Flocked trees are accepted but cannot be composted, the company reports.

See **Trees**, page A2

YEAR IN REVIEW

The top Daily Pilot sports stories of 2022

BY ANDREW TURNER,
MATT SZABO

The Daily Pilot covered many of the best moments in athletics in the cities of Costa Mesa, Fountain Valley, Huntington Beach, Laguna Beach and Newport Beach again this year.

In 2022, local teams soared to new heights, contributed to the growth of emerging sports, and some individuals put their names in the history books and left indelible marks on their athletic programs.

Below are some of the sports stories that stood out over the last 12 months:

HISTORIC SEASON FOR LAGUNA BEACH FOOTBALL

After 76 years, the Laguna Beach High football team won its first CIF title since 1946.

The Breakers won at Diamond Bar 36-28 in the Division 9 title game. Sophomore



THE LAGUNA BEACH football team poses for a picture with the 2022 CIF Division 9 championship plaque on Saturday, Nov. 26.

James Carbone

quarterback Jackson Kollock, a transfer from Santa Margarita, shined late in the season for Laguna Beach, helping lead the Breakers to nine straight wins.

He threw three touchdown passes in the CIF title game, while Nick Rogers, Jackson Rodriguez, Jeremy Kanter, Micah Chavez and Ryner Swan-

son were some of the other key players for Coach John Shanahan's squad.

See **Top**, page A3

SCHOOL

Continued from page A1

The Diocese approached the city about its interest in acquiring the property in 2021. The school site includes four buildings that account for more than 39,000 square feet of indoor space. It also has basketball courts, an athletic field, playground equipment and picnic areas.

The St. Catherine of Siena Parish School opened in 1957, and the property underwent reconstruction in 2008. The school closed in 2020 with enrollment on the decline. Apart from the school site, St. Catherine of Siena Parish was not part of the sale and remains open. "The Diocese of Orange thanks the Laguna Beach community for its decades of support for St. Catherine of Siena Parish School and

looks forward to seeing a new community-based use for the property," Bradley Zint, a spokesperson for the Diocese, said. Interim uses for the property are scheduled to be discussed at the Laguna Beach City Council meeting on Jan. 24. Council members have also called for a master plan to determine future long-term uses. A couple of possibilities that have been men-

tioned include a community pool and a cultural arts center. "It gives some opportunity for some more community amenities," Mayor Pro Tem Sue Kempf said of the property acquisition. "I'm really looking forward to the discussion with the community about what we can do." andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



LAGUNA BEACH has closed escrow on its acquisition of the St. Catherine of Siena school property from the Diocese of Orange. Don Leach

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CONTACT US

Carol Cormaci
Executive Editor
carol.cormaci@latimes.com

Andrew Turner, Laguna Beach and Sports
andrew.turner@latimes.com

Beth Raff
Advertising Manager
(714) 932-4036
beth.raff@latimes.com

Eric Licas, Public Safety
eric.licas@latimes.com
Sarah Mosqueda, TimesOC
sarah.mosqueda@latimes.com

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

Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

Reporters:
Sara Cardine, Costa Mesa
sara.cardine@latimes.com

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Lilly Nguyen, Newport Beach
lilly.nguyen@latimes.com

Matt Szabo, Huntington Beach and Sports
matthew.szabo@latimes.com

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CAMP

Continued from page A1

great time with field trips and crafts and sports, things like the petting zoo, just like typical kids get to do."

On Friday, campgoers will go on a scavenger hunt and be treated to a private film screening at the Irvine Spectrum. Reduced volume and lighting are just some of the special considerations being taken to reduce the chances of causing any distress in the theater. They will also get a chance to purchase their own lunches, giving them an opportunity to practice budgeting and other life skills.

"I had six texts today from different parents saying things like 'My child had such a great time today he doesn't want to leave,'" Mintz said. "It's touching and it's rewarding, but it's also sad that they don't get to have this all the time."



ADAM GOODMAN, 8, left, watches as Dominick Gomez, 12, hugs Hollywood, a miniature alpaca, at Bonita Creek Park. Scott Smeltzer Staff Photographer

The Friendship Circle first hosted its winter camp in 2007 and only had about six participants paired with six volunteers taking part when it began, Mintz said. It has grown over the years, with about 100 campers and 100 volunteers involved this season.

The camp is one of many Friendship Circle programs that combine memorable outings with learning opportunities to help youth with special needs eventually thrive as adults, while giving members of the community a chance to learn how to better interact with

them, Mintz said. Many who have volunteered with the nonprofit have gone on to become special education teachers or professionals in the care of children with disabilities.

eric.licas@latimes.com Twitter: @EricLicas

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Legal Notices

LEGAL NOTICE
CITY OF LAGUNA BEACH
THE LAGUNA BEACH CITY COUNCIL will hold a hybrid virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: **Appeal of CEQA determination of Categorical Exemption in connection with the approval of Design Review 21-1793, for new windows and doors, siding, roofing, replacement of a solid roof overhang with a trellis and a new planter box in the R-1 (Residential Low Density) zone at 1902 Ocean Way.** The Laguna Beach Historic Preservation Coalition has appealed the Administrative Design Review determination of a Categorical Exemption under the California Environmental Quality Act in connection with the decision to approve design review for the project. The appellant contends the subject property is identified in the prior Historic Resources Inventory as a K-rated historic property and the proposed project does not meet the Secretary of Interior's Standards because it involves the removal of historic materials and character-defining features and that the use of a categorical exemption is unlawful for historic resources. SAID PUBLIC HEARING to be held **Tuesday, January 10, 2022, at 5:00 p.m., or as soon thereafter as the matter can be heard.** For additional information, contact City staff: **Daniel Latham, Planning Technician, at (949) 464-6612 or dlatham@lagunabeachcity.net, applicant Rory Foubister, Architect, (949) 436-2286 or rory@foubisterarchitects.com, and/or appellant: Cathy Jurca for the Laguna Beach Historic Preservation Coalition, (626) 840-4595 or cathjurca@gmail.com.** You may also communicate comments about the proposed application to members of the City Council, whose names and e-mail addresses are listed on the City's website (www.lagunabeachcity.net). **Comments may be made via teleconferencing during the hearing, in writing prior to the hearing (when emailed or mailed to the City Clerk's office), or in person in Council Chambers. Written correspondence should be delivered to City Hall by noon the day before the hearing; however, in order to allow sufficient time for Councilmembers and staff to review and consider your comments, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m., Wednesday, January 4, 2022. Procedures for participating in the hybrid virtual/in-person meeting are on the City's website linked to the meeting agenda.** If, in the future, you wish to challenge the subject matter in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at or prior to the Public Hearing. Ann Marie McKay, City Clerk

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

TREES

Continued from page A1

Any time after Jan. 6, tree removal will have to be separately coordinated as an individual bulky item pickup (Newport residents can schedule five per year) by calling CR&R at (949)-667-4158 or by emailing csnewport@crrmail.com.

COSTA MESA

Those served by Costa Mesa Sanitary District also have until Jan. 6 to dispose of holiday trees. Natural, unflocked trees must be completely bare and placed outside on the curb unbagged and next to trash containers on residents' regular trash day.

Again, trees 6 feet or taller should be cut in half, CMSD reports. Trees with flocking cannot be recycled and should be placed in residents' mixed waste carts for proper disposal.

Recyclable trees are taken to an anaerobic digestion facility operated by CR&R, where they are converted into renewable natural gas used to fuel CR&R's collection fleet and nutrient-rich compost that is later distributed to residents at an annual compost giveaway.

HUNTINGTON BEACH AND FOUNTAIN VALLEY

Republic Services offers Christmas tree recycling through Jan. 9 on regular collection days, according to the company's website. Residents are advised to keep trees unbagged and to have them on the curb by 7 a.m. on trash day.

Trees over 6 feet should be cut in half and placed on the curb next to trash containers for recycling. Collected trees are shredded into mulch and ground covering to spare the landfill.

Those that have flocking cannot be recycled and should be cut into pieces and handled as trash or otherwise disposed of by arranging for a special bulky item pickup through Republic Services at (714)-847-3581.

LAGUNA BEACH

From now until Jan. 14, Waste Management will be collecting discarded trees free of charge when they are placed at the curb on a resident's regular collection day. All decorations must be removed, and it is advised that trees taller than 6 feet be cut in half. Flocked trees will be collected but not recycled.

For more information on disposing holiday items in Laguna Beach, visit Waste Management's FAQ page at www.com/us/en/support/faqs and click on "Holiday" under the "Service Questions" section.

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GIRLS' WATER POLO

N.H. falls in Bill Barnett Holiday Cup quarterfinals

BY MATT SZABO

Newport Harbor High girls' water polo coach Ross Sinclair called time-out in the last minute of the first half against Santa Barbara San Marcos on Thursday afternoon.

The play the Sailors ran was crisp, ending with Angie Peterson feeding the ball to Ryan Chalupnik for a quick goal inside.

Yes, it was only the Sailors' second goal of the match, but there were positives to take out of their 13-8 home loss to San Marcos in the quarterfinals of the Bill Barnett Holiday Cup.

Newport Harbor (8-1), which is tied for seventh in the CIF Southern Section Division 1 rankings,

had its first loss of the year come against No. 5 San Marcos. The Royals advanced to play Laguna Beach in the Bill Barnett Holiday Cup's second semifinal match, at 11:45 a.m. Friday at Newport Harbor High.

The Breakers are looking for their ninth straight Bill Barnett Holiday Cup title.

The first semifinal, at 10:40 a.m., will match top-seeded Orange Lutheran and Los Alamitos. The championship match is scheduled for 4:05 p.m.

Newport Harbor, last year's CIF Southern Section Open Division champion, finds itself with a young squad this season. The Sailors have just three seniors in USC-bound

goalkeeper Anna Reed, left-hander Avery Montiel and Long Beach State commit Chiara Amoroso. Sinclair said that Montiel, a Stanford commit, hasn't played much this year as she deals with a shoulder injury.

San Marcos opened up a 6-0 lead after the first quarter of Thursday's match. Senior Ava Stryker had four of the goals, and finished with six for the match, while freshman Charlotte Raisin added four goals for the Royals.

"That first quarter was really inexperience versus experience," Sinclair said. "Playing against a high-level water polo team, being ready to play in a

See **Cup**, page A4



Scott Smeltzer | Staff Photographer

NEWPORT HARBOR'S Ryan Chalupnik takes a shot under pressure from San Marcos' Lucy Harland-Ford (12) and Ava Stryker during the quarterfinals of the Bill Barnett Holiday Cup.

TOP

Continued from page A1

Laguna Beach's season ended with another memorable game, losing 56-55 to Granada Hills Charter in the CIF State Southern California Regional Division 4-A bowl game.

SAGE HILL GIRLS' BASKETBALL WINS STATE TITLE FOR ENCORE

The Sage Hill girls' basketball team put another feather in its cap this season in winning the CIF State Division II championship, 51-47, over Fresno San Joaquin Memorial. Emily Eadie, Zoie Lamkin, Kat Righeimer, and Annabelle Spotts, currently in their junior season, will always be connected to Kobe Bryant and the eight others who were killed in a helicopter crash on Jan. 26, 2020, but they continue to do the late members of their Mamba Sports Academy team proud. This year's success built on that of their first with the Lightning, when Sage Hill captured its first CIF Southern Section title in beating Ontario Christian, 62-55, in the Division 3AA final.

CDM'S PLUMB ENDS COUNTY'S STATE TITLE DROUGHT IN LONG JUMP

Corona del Mar's Jason Plumb had a historic senior track and field season. It had been nearly a century since Orange County's last victor in the long jump in the CIF State track and field championships. There had been four prior state champions in county history, with Fullerton's Fred Osborne the last to do it in 1925. Plumb ended the drought with a lifetime-best leap of 24 feet, 5¾ inches at Clovis Buchanan High on May 28. The Cal commit also won the long jump at the Orange County Championships.

ESTANCIA BASEBALL WINS FIRST CIF TITLE

It was a memorable spring for the Estancia baseball team, which beat



Steve Galluzzo | For The Times

SAGE HILL players celebrate after defeating Fresno San Joaquin Memorial in the CIF State Division II girls' basketball final at the Golden 1 Center in Sacramento on March 12.

Anaheim 2-1 in 11 innings at Cal State Fullerton to win the CIF Southern Section Division 6 title, the program's first.

Senior Trevor Scott and sophomore Andrew Mits led the way on the mound for Coach Nate Goellrich's Eagles, who allowed just three total runs in five CIF games. Junior outfielder James De La O and senior infielder Jack Moyer joined them on the Daily Pilot Baseball Dream Team for Estancia, which also claimed the program's first regional baseball title.

Huntington Beach and Newport Harbor also won baseball regional titles to conclude a highlight season on the diamond.

NEWPORT HARBOR WATER POLO EXCELLENCE CONTINUES

Coach Ross Sinclair's Newport Harbor girls' and boys' water polo teams captured both CIF Southern Section Open Division titles in the 2022 calendar year.

The girls' team beat Surf League rival Laguna Beach for the Open Division title, and again for the CIF Southern California Regional Division I title. USC-bound Morgan Netherton earned CIF Player of the Year honors and shared league MVP honors with teammate Taylor Smith, now at UCLA.

It was the Sailors' first title in the top division

since 2012 and highlighted a standout season for local teams overall, with CdM winning the Division 1 title and Edison making the Division 2 final.

Newport's boys beat JSerra for the Open Division title, their second straight crown, led by co-CIF Players of the Year Ben Liechty, a senior left-hander bound for UCLA, and junior center Peter Castillo.

AREA WRESTLING ON THE RISE

With the contesting of the first CIF State individual girls' wrestling championships this season, the growth of girls' wrestling was more apparent than ever. Riding a wave of bonus points from finishing matches with pins, Marina was crowned as the first girls' team champion, besting Gilroy 92.5-68 for the title. Kaelani Schufeldt (101 pounds) and Alexandra Lopez (143) were state finalists for the Vikings. The area also had 11 boys' wrestlers advance to the state meet, led by Fountain Valley's TJ McDonnell, an Oregon State commit who brought home a third-place medal at state. Corona del Mar's boys' team also advanced to the CIF dual meet wrestling finals for the third consecutive year, winning their second title in that span.

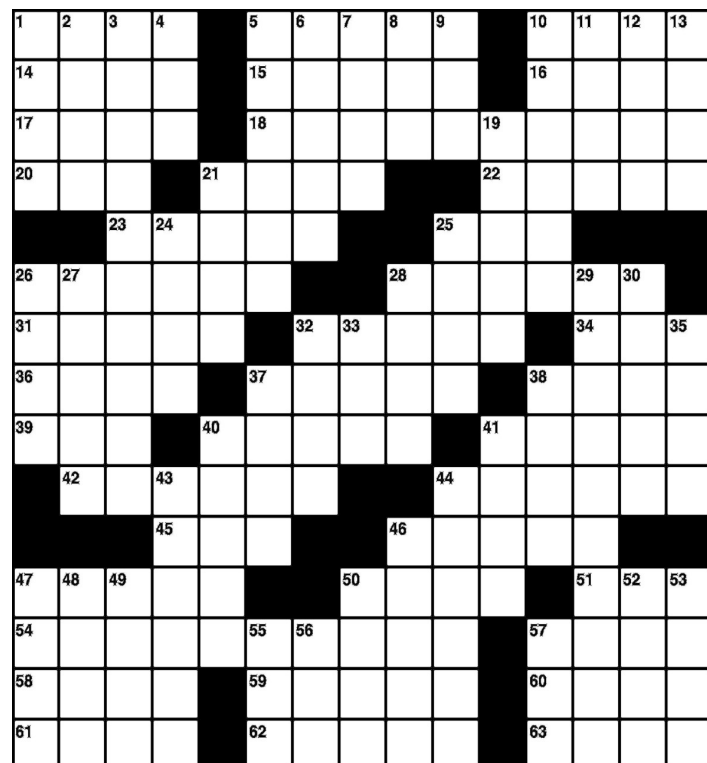
See **Top**, page A4

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

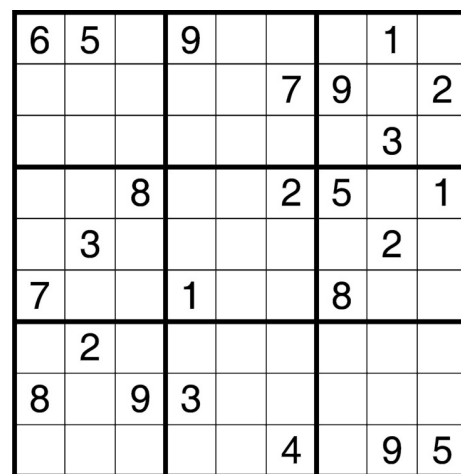
- 1 Midterm or final
- 5 Gillette product
- 10 Donahue or Hartman
- 14 Do a fall chore
- 15 Enlighten; instruct
- 16 In the _ of duty
- 17 Like petits fours
- 18 Formal business meeting
- 20 Prof's degree, often
- 21 North Sea danger
- 22 Sworn statements
- 23 Regale
- 25 Argon or oxygen
- 26 Standard car features
- 28 Mr. Hemingway
- 31 Ironically
- 32 Puts the kibosh on
- 34 British bar
- 36 Scrabble piece
- 37 Extend a subscription
- 38 Alpha's follower
- 39 Behold
- 40 Mountaintops
- 41 Esau's twin
- 42 Loan shark
- 44 Measly
- 45 Layer of lawn
- 46 Aristotle's "S"
- 47 Martian, for one
- 50 Head toppers
- 51 ABC rival
- 54 Agreeing
- 57 Jai _
- 58 Vegan's lunch, perhaps
- 59 Drunken spree
- 60 Beatles album
- 61 Red highway sign
- 62 Gave up land
- 63 Like yard sale purchases



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 A2.

DOWN

- 1 Journey
- 2 "To _ His Own"; 1940s song
- 3 Leaves quickly
- 4 Wrestler DiBiase
- 5 Courtroom break
- 6 Worship
- 7 Pizzazz
- 8 Mistaken
- 9 Deli purchase
- 10 Polite person's word
- 11 Suggestion
- 12 _ along; crawl
- 13 Marvin & Meriwether
- 19 Chestnut horses
- 21 Harbor bobber
- 24 Linear measure

- 25 Got bigger
- 26 Decomposes
- 27 Farewell
- 28 Crosses out
- 29 Eyeglasses
- 30 Private teacher
- 32 Close
- 33 Pen contents
- 35 New family member
- 37 Bamboo shoot
- 38 Soothing ointment
- 40 Accident-; clumsy
- 41 Coughing spells
- 43 Run out of
- 44 _ out; overate
- 46 Scorch
- 47 Play divisions
- 48 Money, slangily
- 49 Part of FYI, briefly
- 50 Gust
- 52 Indonesian island
- 53 Drinks slowly
- 55 "Chicago Fire" network
- 56 "_ a yellow ribbon round"
- 57 _ moment; instant of realization

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Directed by **Delicia Turner Sonnenberg**
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CUP

Continued from page A3

quarterfinal game — it's a really good lesson for us. There were a lot of positives, really a lot of learning experience that we can take. It will bode well for the future if we can really focus and apply it."

Chalupnik and Peterson, who have been playing together on and off for about five years, showed good chemistry in the water for the Sailors. Chalupnik finished with four goals, and Peterson had a match-high five assists.

Sophomore Harper Price scored twice for Newport Harbor, which also got a goal each from Amoroso and sophomore Caitlin Stayt. Reed, a four-year starter, made nine saves.

The Sailors, who beat Studio City Harvard-Westlake 11-6 earlier Thursday to open the tournament, host Santa Margarita in a Bill Barnett Holiday Cup fifth-place semifinal on Friday at 9:35 a.m.

"If you're in that top eight, you're going to get three good games," Sinclair said. "[Friday] is going to be no picnic against Santa Margarita, and on other side is Mater Dei and

Foothill. Obviously, they're some really good teams, which is what we want. We're excited to get that opportunity."

Laguna Beach 15, Santa Margarita 14: Senior center Charlotte Riches scored a career-high seven goals as the Breakers outlasted the Eagles in another Bill Barnett Holiday Cup quarterfinal match Thursday at Newport Harbor High.

Senior goalkeeper Lauren Schneider made a career-high 16 saves for Laguna Beach (5-1), which got three goals from Kara Carver and two goals from Emmy Hensley. The Breakers rallied from a 5-2 second-quarter deficit.

Lauren Short scored five goals to lead Laguna Beach in a 20-2 opening-round win over Edison earlier Thursday.

Corona del Mar 19, Carlsbad 4: The Sea Kings earned a win in their second match of the day Thursday.

CdM suffered a 10-7 loss to Mater Dei in the first round of the tournament.

CdM will host Oaks Christian in a ninth-place semifinal Friday at 10:40 a.m.

matthewszabo@latimes.com
Twitter: @mjszabo

TOP

Continued from page A3

AARON PINES LEAVES LASTING LEGACY

Hearts broke when it was learned that Aaron Pines, 34, a math teacher at Edison and the head baseball coach at Los Amigos, had lost his battle with cancer just two days before Christmas. Despite his ailments, Pines carried out his coaching duties with Los Amigos, leading the Lobos to a 23-5 record and the No. 1 overall seed in the Division 7 playoffs. Los Amigos won the Garden Grove League title, which marked the first league title for the program. Another special moment occurred during the regular season, when Pines coached against his brother, Greg, in a game versus Rancho Alamitos.

DAN O'SHEA LEAVES CORONA DEL MAR FOOTBALL

The CdM football team will go through transition after Dan O'Shea resigned as head coach earlier this month, saying he wanted to spend more time with his family. Kevin Hettig, who was the offensive coordinator, as-



THE NEWPORT HARBOR boys' volleyball team celebrates after beating Loyola in the CIF Southern Section Division 1 final at Long Beach City College on May 14.

James Carbone

sumed head coaching duties.

O'Shea led the Sea Kings to an 80-18-1 record across eight seasons, including the 16-0 team in 2019 that won CIF Southern Section Division 3 and CIF State Division 1-A titles.

He was also defensive coordinator on the 2013 CdM team, which became the first 16-0 team in state history.

NEWPORT HARBOR BOYS' VOLLEYBALL BACK ON TOP

A battle of blue-blood programs deserves a storybook ending. With one final strike from junior outside hitter Jake Read, Newport Harbor edged Los Angeles Loyola 15-25,

25-20, 20-25, 25-19, 15-12 in an instant classic of a Division 1 boys' volleyball final. Newport Harbor added a fifth section title to its trophy case. James Eadie, a senior middle blocker for the Sailors, and Dillon Klein, a senior outside hitter for the Cubs, shared CIF Division 1 Player of the Year honors, while Newport Harbor's Eric Vallely was named Coach of the Year.

BACK BAY LACROSSE TEAMS WIN CIF TITLES

Teams from both Back Bay rivals earned CIF Southern Section lacrosse championships, as the Corona del Mar boys and Newport Harbor girls each got to take home a title plaque.

CdM's boys beat Foothill for the Division 1 title, pulling away late for a 10-4 win. Lucas Newton recorded a hat-trick in his last high school game before heading to Villanova, and Nicolas Peloso had two goals and an assist.

The Newport Harbor girls beat Murrieta Mesa 11-6 to win the Division 2 final, earning a win over rival CdM — last year's Division 2 champion — in the semifinals on the way to the title. Caroline Close had three goals in the title match to lead the Sailors, with Lucy Toohey and Olivia Gritzmacher scoring twice each.

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Table with 6 columns: Legal Notices, Legal Notices, Legal Notices, Legal Notices, Legal Notices, Legal Notices

NOTICE OF TRUSTEE'S SALE Under a Notice of Delinquent Assessment Lien Alterra File No.: 490774 APN: 930-248-74 T.S. No.: 2022-490774 YOU ARE IN DEFAULT UNDER A NOTICE OF ASSESSMENT LIEN (CIVIL CODE SECTION 5740) RECORDED 12/18/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN THAT ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 12/18/2019 as Instrument No. 2019000531478 in the Official Records of the County Recorder of Orange County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on 8/01/2022, as Instrument No. 2022000264505 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on 5/01/2008 as Instrument No. 2008000207242. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 01/25/2023, at 01:30PM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, At: At The North Front Entrance To The County Courthouse At 700 Civic Center Drive West, Santa Ana, CA 92701. All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" UNIT 41 (the "Unit") as shown and described in the Condominium Plan (together with any amendments thereto, collectively, the "Plan") for a portion of Lot 4 of Tract No. 16989, which Plan was recorded on July 30, 2013, as Instrument No. 2013000455494 in Official Records of Orange County, California ("Official Records"). Tract No. 16989 is shown on the Subdivision Map, ("Map") filed in Book 887, Pages 36 and 48, inclusive, of Miscellaneous Maps in the Office of Orange County Recorder. The record owners of which are David Ryan Van Wagner and Amy Michelle Oliver, husband and wife as community property ("Owner"). Street address or other common designation of Property to be sold: 31 Waldorf, Irvine, CA 92612, APN: 930-248-74. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. Name and Address of Creditor Association at whose request the sale is being conducted: Central Park West Community Association ALTERRA ASSESSMENT RECOVERY, LLC 27101 Puerta Real, Suite 250, Mission Viejo, CA 92691 (916) 939-0772 | www.nationwideposting.com. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. The total amount of the unpaid balance of the obligation secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of initial publication of the Notice of Sale is \$18,710.94. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A non-judicial foreclosure by an association to collect upon a debt for 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." NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet http://www.nationwideposting.com, using the file number assigned to this case [2022-490774]. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website http://www.nationwideposting.com. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case [2022-490774] to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer," or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 12/12/2022 Central Park West Community Association a California corporation By: STEVEN J. TINNELLY, Esq., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for CENTRAL PARK WEST COMMUNITY ASSOCIATION NPP0419456 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 12/30/2022, 01/06/2023, 01/13/2023

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 05946130 TS No: W22-05019 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 12/14/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE 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 12/17/2021 as instrument number 2021000758112 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 7/12/2022 as instrument number 2022000244189 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 6/9/1981 as instrument number 13706, in Book 14092 at page 1802. WILL SELL ON 02/01/2023, 01:30PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): Chan C. Lee, a single man as to an undivided 40% interest and Suk Lee and Ok-Sun Lee, Trustees of the Lee Family Trust Dated 10/28/16. The property address and other common designation, if any, of the real property is purported to be: 20 Menlo Aisle, Irvine, CA 92612-4114, APN 939-18-923. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$8,811.04. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case: W22-05019. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case W22-05019 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think 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: 12/14/2022 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0419276 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 12/23/2022, 12/30/2022, 01/06/2023

Trustee's Sale No. 22-100265 Attention recorder: the following reference to an attached summary is only applicable to notice(s) mailed to the trustor. Note: There is a summary of the information in this document attached Notice of Trustee's Sale You are in default under a deed of trust dated November 27, 2006. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On January 13, 2023 at 10:00 a.m., C&H TRUST DEED SERVICE, as duly appointed or substituted Trustee, under the certain Deed of Trust executed by Mark Wimbley, an unmarried man as Trustor, to secure obligations in favor of Ming Lo, trustee of the trust of Ming Lo, dated November 12, 2003 as Beneficiary, recorded on 11/27/2006 as Instrument No. 2006-000794384 of Official Records in the office of the County Recorder of Orange County, California. Will sell at public auction to the highest bidder for cash, or cashier's check, (payable at the time of sale in lawful money of the United States by cash, a cashier's check drawn by a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to business in this state) (Cashier's checks must be directly payable to "C&H TRUST DEED SERVICE") On the front steps to the entrance of the Orange Civic Center located at 300 E. Chapman, Orange, California. all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described real property situated in the aforesaid County and State, to wit: As more fully described in said deed of trust The street address or other common designation of the above-described property is purported to be 2900 Bristol St., Unit 9 Costa Mesa, California 92929 Assessor's Parcel No. 939-57-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown hereinabove. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust, to wit: Said property is being sold for the express purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is estimated to be \$263,933.61. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned Trustee, or predecessor Trustee, has caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949)860-9155 for information regarding the trustee's sale or visit www.chtrustdeed.com for information regarding the sale of this property, using the file number assigned to this case 22-100265. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web site. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 305-8901, or visit this internet website, www.chtrustdeed.com, using the file number assigned to this case 22-100265 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Please take notice that if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Further, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid and shall have no further recourse or remedy against the Mortgagor, Mortgagee, or Trustee herein. If you have previously been discharged in bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holder's rights against the real property only. As required by law, you are notified that a negative credit reporting may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligation. For Trustee's Sale dates, bids and postponement information, please call (949) 860-9155 or visit www.chtrustdeed.com. For any other inquiries, including litigation or bankruptcy matters, please call (949) 305-8901 or fax (949) 305-8406. C&H Trust Deed Service, as Successor Trustee Dated: December 14, 2022 Coby Halavais Trustee's Sale Officer (IFS# 28477 12/23/22, 12/30/22, 01/06/23)

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