# Daily Pilot

#### THURSDAY, MARCH 13, 2025 /// dailypilot.com



Photos by Don Leach | Staff Photographer

AMALIA HOLGUIN (10) leads the Sage Hill celebration with teammate Alyssa Cuff (22) after winning the CIF State Southern California Regional Division I girls' basketball title against Los Angeles Windward on Tuesday.

# Sage Hill executes late to win regional final

The Lightning go on an 11-0 run to end the game and win a second regional championship in four years.

#### **BY ANDREW TURNER**

Sage Hill's season is going the distance. Amalia Holguin made sure of



# District approves cuts to OCC children's center

Cuts come as parents and staff devised a plan to prevent displacement and layoffs.

#### **BY SARA CARDINE**

District officials Monday approved a downsizing of classes and staff at a longstanding Orange Coast College children's center - citing insufficient revenue and changing student needs and rejected a proposal drafted by parents and teachers to save it.

Now, left with less than four months to find alternative child care, parents of more than half of the students enrolled at the Harry and Grace Steele Children's Center are hoping to find a means of maintaining the center they love so dearly, but time is running out.

Madjid Niroumand, OCC's vice president of student services, explained the need to reduce programs from five classes to just two Monday during a meeting of Coast Community College District trustees, who oversee the programs and budgets of the Costa Mesa campus.

The move would displace nearly 60 infants, toddlers and young preschoolers and necessitate the layoff of at least eight instructors. Coast officials had to approve the proposed staff reductions, among others, before a March 15 deadline.

Niroumand said OCC has been paying more than \$500,000 annually to subsidize a program created in 1969 as a childcare solu-

that with a five-point spurt taking the Lightning from a onepossession game to an eightpoint lead inside of two minutes.

Moments later, Holguin and her teammates hoisted a championship plaque in the air.

Second-seeded Sage Hill closed out Los Angeles Windward 52-41 in the CIF State Southern California Regional Division I final, claiming the program's second regional title in four years.

It means Holguin will return to the Golden 1 Center in Sacramento, where she rooted on her

See **Final**, page A6

SAGE HILL'S Amalia Holguin (10), Alyssa Cuff (22), Eve Fowler (42) and Addison Uphoff, from left, begin the celebration as they run off the court in the final seconds after defeating Windward on Tuesday.

## Police release body cam footage depicting Feb. 1 fatal shooting of homicide suspect

#### **BY ERIC LICAS**

Police released footage Monday of a pursuit last month involving a homicide suspect shot and killed by officers after he sped past bystanders in a small Beach Pier and allegedly brandished a firearm.

The violent series of events unfolded on Feb. 1, and began with reports of a shooting at 2:40 a.m. in the city of Menifee. Respond-

SUV to the end of Newport ing officers found the body of 38year-old Temecula resident Storm Wolf inside a pickup truck. Detectives identified her boyfriend, Jose Velasquez, 45, of Menifee, as the primary suspect

in the killing. They tracked his

cellphone signal to his ex-wife's house near the 1400 block of North Freeman Street in Santa Ana.

Dispatchers informed police in

tion for students and staff at the Costa Mesa campus, but is today mainly populated by the children of parents from the broader community.

He projected a shortfall of up to \$700,000 in the fiscal year ahead and attributed the center's deficit, in part, to unionized employees earning an average of \$115,000 in

See OCC, page A2

#### ALSO FROM THE DAILY PILOT:



J.R. Lizarraga

**HUNTINGTON CITY BEACH TO HOST WANGO TANGO CONCERT IN MAY** PAGE A5

## Pat Burns talks business at annual H.B. mayor's breakfast

#### **BY MATT SZABO**

Huntington Beach Mayor Pat Burns has said several times publicly since taking office in 2022 that he doesn't consider himself a politician.

A longtime police officer and one of five boys in a large family are attributes that he feels better describe him.

In fact, his speech at Wednesday morning's annual mayor's breakfast at the Senior Center at Central Park was partially antigovernment, or at least big government.

"We've got to curb the regulations," Burns told the audience of more than 100 city government and business leaders. "I'm all about small government. I don't like government. We're going to

#### **GUESTS**

**ATTEND** the annual Mayor's Breakfast at the Senior Center in Central Park

on Wednesday.



screw up anything we touch, and it's been proven time in and time out."

Burns, about three months into his year-long term as mayor, made headlines when he displayed a bust of President Donald Trump on the dais during the Jan.

21 City Council meeting. A month later, the Council then approved a "MAGA" plaque at the Central Library to celebrate its 50th anniversary.

The mayor's breakfast was

See Mayor, page A6

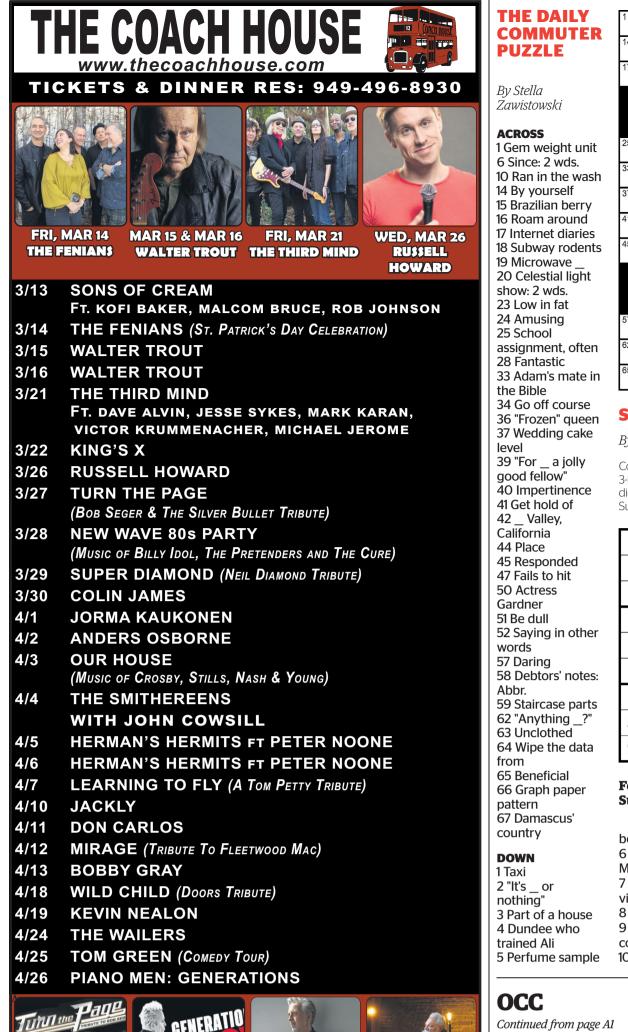


Photos by Don Leach | Staff Photographer

HUNTINGTON BEACH Mayor Pat Burns speaks to the local business community and leaders at the annual Mayor's Breakfast at the Senior Center in Central Park on Wednesday.

See **Body cam**, page A3

#### DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH IND



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#### **SUDOKU**

#### By the Mepham Group

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

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#### For answers to the crossword and Sudoku puzzles, see page A5.

- bottle 6 Brother of Moses 7 "The Lion King" villain 8 Granola grains 9 Seafood cookout: 2 wds. 10 Young Girl
- Scouts 11 Adore 12 At any time 13 Lion's home 21 Consumes 22 "\_ Missing Hearts" (Celeste Ng novel)

actress 26 Bottled water brand 27 Quick looks 28 Tire surface 29 Sunrise's direction 30 Envelope parts 31 Magazine unit 32 Groups of actors 35 "My country, 'tis of 38 Compensated 42 Arranging in folds 43 Insurance plans: Abbr. 46 Actress Mendes 48 "Bearded" flowers 49 Security guard 51 Situated (in) 52 Game on horseback 53 As well 54 Appointed time 55 Designer Gernreich 56 Equipment 57 Entreat 60 Tire measurement: Abbr. 61 Go out to \_

Tribune Media Services



25 "Parks and Rec"

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Coast College to meet its revenues," he said.

"This is something that is really creating an unsustainable structure for the children's center at Orange

salary and benefits.

Effective July 1, the program would be pared down to two preschool classrooms with four teachers and up to 48 students as well as a director and a support position. Enrollment priority would be given first to the children of OCC students, then to campus employees.

Among 105 kids currently enrolled at the center, 20 are children of the college's students, while 17 belong to faculty and staff members. Niroumand said the shift would return the focus back to the center's intended clientele.

"The purpose of this plan is to ensure we realign our service offerings to be prudent with our financial projections but also be true to our core mission, which is supporting our students," he said.

However, the shift would also eliminate the primary source of revenue that comes into the Harry and Grace Steele Children's Center — the tuition paid by the parents who would be turned away.

Parents and staff members packed Monday's board meeting. Some testified to the vital role the center plays, not just for students with children but for those enrolled in OCC's Child Development and Education Department, which incorporates the facility into its curriculum.

Others, organized under a "Steele our School Back" campaign presented a counter-proposal they say would restore the center to solvency over the course of a year or more.

Huntington Beach parents Nadia and Will Prioleau drafted the plan alongside a core group of staff members using financial figures, salaries and teacher-to-student ratios.

The two-pronged approach involves shifting two employees in the infant Courtesy of Orange Coast College

**PARENTS SERVED** by the OCC Harry and Grace Steele Children's Center are protesting proposed program cuts at the Costa Mesa site that would impact teachers and enrollment.

program, slated for layoffs, into one currently unused preschool classroom, allowing for the addition of 20 more kids and the associated tuition. Those who are now enrolled in the infant program would age into the toddler class, allowing the infant class to sunset without displacement.

It also calls for increasing tuition rates for the children of community parents. A market analysis of similar programs with a 10mile radius found OCC's infant program tuition was 51% below market average, while preschool enrollment cost 34% less than similar programs, the group reported.

A survey of about 70 parents determined 90% would be willing to pay up to \$200 more per month per child. Another 10% of respondents indicated they'd need more information, but none were opposed to higher tuition.

"We know the program is in demand — there are 133 families on the wait list,' Nadia Prioleau told the board. "So, we can raise tuition. That's OK with everyone; we've proven that with data."

The counter proposal prepared by the Prioleaus and some of the school's staff was sent to Coast CCD trustees on Saturday. But board members Monday did not discuss it, saying they were obligated to consider the needs of community college students first and foremost.

Board Chair Elizabeth Dorn Parker said the Associated Students of OCC, which traditionally funded the children's center budget shortfall, is strapped trying to provide food, textbooks and mental health counseling to students. Parents offering to pay more in a moment, she added, does not ensure stability.

"It's not the way I thought we would go, but it's the way we must go. We're rightsizing across every campus," Dorn Parker said.

She spoke of how she had been turned away several years ago when she sought spaces for her own children in the school, "so I understand the absolute magical part that this center has played.... But I also understand we cannot deficit fund this. [And] we cannot have a one-year plan."

Will Prioleau said Tuesday he was disappointed the board didn't seriously consider the counter proposal, voting instead to continue deficit spending by subsidizing the care of OCC students' children while cutting off the center's main source of revenue.

"We have a simple solution. We put it in front of them ahead of time and none of them at the meeting reacted to it," he said, adding that the group will continue to seek help and partnerships to reverse course before July. "It's the wrong thing to do financially, and it's obviously disrupting people's lives, so there's no real upside."

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# Raindrops over Laguna



**STORM CLOUDS** open up for a few hours after a steady rain at Main Beach Park on Wednesday.



**A WOMAN** walks under a steady rain on Beach St. and Ocean Ave. in downtown Laguna Beach on Wednesday.



A MOM and daughter walk quickly along Beach St. at Ocean Ave. under a steady rain in downtown Laguna Beach on Wednesday.

## Trial begins for man accused of sexually assaulting 2 girls

#### **BY PAUL ANDERSON**

A 47-year-old man repeatedly sexually assaulted one girl for years and molested her sister multiple times while living with their family in Costa Mesa, a prosecutor told jurors Monday while the defendant's attorney called into question the credibility of his client's accusers.

Nelson Anibal Saavedra is charged with a dozen felony counts of sexual assaults of the two girls. He is accused of molesting the girls from 2015 through 2022. His trial got underway this week at the Central Justice Center in Santa Ana.

The oldest girl has alleged she was assaulted starting when she was 6 until she was 12 years old Atty. Alyssa Marie Staudinger said.

The victim's sister said she was first assaulted once in second grade when she 7

or 8, Staudinger said. Their mother was a young mom, who gave birth to one daughter when she was 17 and the other when she was 19, the prosecutor said. Their biological father was "not in the picture" and was living in Mexico, Staudinger said.

The victims' mother began dating the defendant when she was 23 while he lived in the Los Angeles area and she lived in Costa Mesa with other relatives, Staudinger said.

One of the girls said she was in bed sleeping when the defendant first sexually assaulted her and told her not to tell anyone, Stauor her sister."

Saavedra told her sister when she was in second grade to "turn around," so she excitedly thought she was about to get a gift, Staudinger said. When it became apparent she was being assaulted, she said she had to go

to the bathroom and the defendant let her go, Staudinger alleged.

The girl did not tell anyone right away, but a couple of days later confided in her sister, who was "very protective" of her younger sibling, Staudinger said.

The older girl "decided it was time to tell their mother," Staudinger said.

Their mother, however, did not go to police, but, instead, "interrogated" her daughters and then drove to Los Angeles to confront the defendant, Staudinger said. ters the defendant was "sorry," and promised he wouldn't "do it again," the prosecutor said.

"The abuse stopped for a year," Staudinger said.

Saavedra resumed molesting the older sister and then molested the other girl while they lived in Costa Mesa, Staudinger said.

"The typical pattern it falls into is when they went to sleep," the prosecutor said.

As the older girl resisted him, he would "use more physical force on her" as she got older, Staudinger said.

When the older girl was in seventh grade, she told an eighth-grade boy in her drama class about the abuse in December 2021, Staudinger said.

Over the next four to five

believe her, Staudinger said.

At some point, the boy "nearly dragged her to the principal's office," to report the allegations, Staudinger said.

When police went to question Saavedra at his job at a fast food restaurant in Newport Beach, he told them the older girl was "sexually aggressive" and came on to him, but he pushed her away, Staudinger said. He

also told investigators he hugged the sister once while aroused, Staudinger said.

Bobby Shui of the Orange County public defender's office said his client and the mother of the girls worked together at the fast food restaurant.

The mother was his boss,

no opportunities to commit the attacks, Shui said.

Photos by Don Leach | Staff Photographer

The defense attorney said the older accuser is "non-binary" and uses the pronouns "they" and "them." She is into anime and her theater class, and the other girl "admits she has anger issues," Shui said.

The older accuser, who is now 15, bonded with her classmate over anime and Shui added that he "watches a lot of crime shows" on TV.

The older victim's classmate and her mother encouraged her to get a rape kit analysis at a hospital, but she refused, Shui said. "There's no forensic-

s,"Shui said. The case relies on "unreliable witness testimony," Shui said. "At the end of this case, nothing's going to

when a classmate "nearly dragged" her to their principal's office to report the alleged abuse, Deputy Dist.

dinger said. "Show doosp't t

"She doesn't tell for years," the prosecutor said. "She doesn't tell her mom

The girls' mother, on the way home, told her daugh-

months, her classmate prodded her to tell someone, but she was discouraged and felt no one would he added.

The two lived in a crowded house and worked the same shift so there were

add up."

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## 1 wounded in Corona del Mar shooting

#### BY CITY NEWS SERVICE

A shooting in Newport Beach left one person wounded Sunday evening.

Officers responded near the Corona del Mar Main

Beach around 10:12 p.m. that night to reports regarding shots fired, according to the Newport Beach Police Department. The victim was taken to

a hospital for non-life-

threatening injuries and later discharged. A description of any

possible suspect was not immediately released. Anyone with information regarding the shooting was urged to call NBPD Detective Kyle Markwald at (949) 644-3762.

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#### Continued from page A1

that city that Velasquez was armed with a handgun and driving a silver Honda CRV. He fled when a pair of police officers tried to pull him over at 6:36 a.m., officer Natalie Garcia, a Santa Ana Police Department spokeswoman, said in a community bulletin posted to YouTube.

Officers chased him through multiple cities and wound up in Newport Beach. Footage posted on social media showed patrol vehicles following the suspect's CRV as it drove onto the pier, racing past several people who were out fishing or strolling on a Saturday morning.

There were about 20 bystanders nearby when pursuing officers eventually cornered Velasquez at the end of the pier. Moments later, he got out of the SUV holding a Glock 9mm pistol and police responded by opening fire at least two dozen times, as seen in body-worn camera footage.

Velasquez collapsed, and was still breathing and holding the gun in his right hand immediately after he was wounded,, according to Garcia. He did not respond to commands from officers, prompting them to fire a 40mm less lethal



Courtesy of the Santa Ana Police Department

**SANTA ANA** police chase an SUV driven by a homicide suspect down Newport Beach Pier on Feb. 1. He later exited the vehicle holding a handgun, and was then shot and killed by officers.

round at him before approaching. He was taken into custody, then pronounced dead at the scene of the shooting at 7:24 a.m.

Detectives believe the gun in his possession was the same one used to kill Wolf, Garcia said.

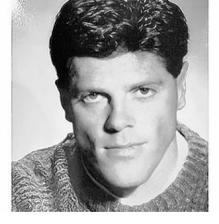
Santa Ana police have been reviewing the matter to determine whether their officers acted in line with the department's policies, but the investigation is not complete, SAPD Chief Robert Rodriguez stated in Monday's community briefing. The chase and shooting have also been under investigation by Newport Beach police and the Orange County district attorney's office. The latter will determine if any allegations of wrongdoing on the part of officers may be warranted.

No bystanders or officers were hurt during the incident.

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Brian Kevin Theriot February 15, 1957 - February 11, 2025

Brian Kevin Theriot, a celebrated athlete of Newport Harbor High School and UCLA, passed away on February 11, 2025, leaving behind a legacy that will be remembered for generations. A self-proclaimed "Legend," Brian's achievements and impact spoke for themselves, leaving an indelible mark on all who knew him. His life was a testament to breaking records, challenging limits, and inspiring the future.

Born to Richard and Edna Theriot, Brian was raised with the values of hard work, dedication, and perseverance. He often credited his success to his parents, his grandparents Jim and Hazel, and the coaches and teammates who shaped his journey.

Brian's athletic prowess emerged early, leading him to become one of UCLA's greatest middle-distance runners. As a UCLA graduate, he excelled in the 800 meters (1:45.7), the mile (3:56), and the 1500 meters (3:36). Serving as the UCLA Track and Field Captain in 1980 and contributing to the NCAA Team Championship in 1978, his impact on the sport was profound. He held seven records at Newport Harbor High School and earned a full athletic scholarship to UCLA.

His accomplishments extended well beyond his collegiate years. Brian was a former senior class record-holder for the 800 meters and recorded an impressive 8:48 in the two-mile event under coach Bob Larsen. His versatility was further highlighted by his 46.9-second performance in the 400 meters. During the 1980s, he was consistently ranked among the top ten in the U.S. for the 800 and 1500 meters by Track and Field News. A three-time Olympic Trials competitor, Brian was a finalist in the 1984 and 1988 USA Olympic Trials for the 1500 meters and secured a bronze medal in the 800 meters at the 1984 U.S. Track and Field Championships in San Jose, CA. His career spanned 13 years on the world-class track and field circuit in Europe, competing in prestigious events in Zurich, Berlin, Nice, Paris, and the Oslo Golden Mile.

Beyond his own athletic achievements, Brian devoted his life to building a strong foundation for his four children. He spent countless hours coaching, mentoring, and guiding them, taking immense pride in their successes. His passion for coaching extended to the community, where he mentored over 2,000 young athletes through Boys and Girls Clubs, shaping future generations with his wisdom and dedication.

Brian is remembered by his family as a man who faced life's challenges with unwavering determination and resilience. He is survived by his children: Trevor Theriot, Danielle Theriot, Brian Theriot Jr., and Christina Theriot.

A celebration of Brian's life will be held on March 14 at 5:00 PM at Elks Lodge of Newport Beach.

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Senior Concept Artist. Create concept art. Con-tribute to the unique visual direction of company's online game. Req. 2 yrs exp in job or 2 yrs of exp. as Artist, Game Dir, or rel. occup. Any suitable combo of educ, training, &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$130,000/yr to \$161,500/yr. Send resume ref#22299 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618. pany's online game. Req

Senior Concept Art-ist. Create a character, environment, armor, weapon, icon, UI, spell, or any other concepts that could be needed dur-ing game development. Req. Bach. in Animation, Game Dev., or rel. filed or foreign equiv. & 2 yrs exp in job or 2 yrs of exp as Artist, Concept Artist, as Artist, Concept Artist, or rel. occup. Any suitable combo of educ, training, &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$140,000/yr to \$161,500/yr. Send resume ref#22208 to K. Finnsson, Riizzard Entertainment Blizzard Entertainment Inc, 1 Blizzard Way, Irvine CA 92618.

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Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday March 27, 2025 at 11:00 am. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take online place at

www.selfstorageauction.com. David S Kimball

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this March 13, 2025 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 92626 (714) 966-9901 3/13/25 CNS-3903157#

DAILY PILOT

#### **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 March 20, 2025. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following. TENANT NAME SPACE NUMBER Savanna Scordel 1038 Janice Chen 1059 Spencer Liu 1144 Gabriele Cadringher 1178 Rohni Singh2176 Jordon Emerson 2303 Julian Alarid 2443 Leticia Jimenez 2553 Julian Alarid 2566 Thomasine Holt 3410 Purchase must be paid for at time of purchase in cash

only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this March 6, 2025, and March 13th, 2025. Auction Listed on on storagetreasures.com. Final bid at 12:00 noon. 3/6.3/13/25

CNS-3898883# DAILY PILOT

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A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE Trustor(s): SE YULL OH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 12/31/2003 as Instrument No. 2003001530271 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 3/24/2025 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$943,750.00 The purported property address is: 12 GONDOLIERS BLUFF, NEWPORT COAST, CA 92657 Assessor's Parcel No.: 489-041-51 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 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-967084-BF 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-967084-BF 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to OUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-23-967084-BF and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-967084-BF IDSPub #0236835 2/27/2025 3/6/2025 3/13/2025

#### BSC 226513 NOTICE OF PETITION TO ADMINISTER ESTATE OF: John Lynn Hart aka John L. Hart 30-2025-01462783-PR-PW-CMC

Legal Notices

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

Lynn Hart aka John L. Hart. A PETITION FOR PROBATE has been filed by Pam Margaret Weaver in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that Pam Margaret Weaver 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 April 10, 2025 at 1:30 p.m. in Dept. CM07 located at: 3390 HARBOR BVLD.

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: CHARLES A. KAUSEN, ESQ FINLAY LAW GROUP, APC 4665 MACARTHUR COURT, STE 205 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 3/13, 3/14 & 3/20/2025

#### Loan No.: \*\*1831 APN: 458-663-09 T.S. No.: 24-12665 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/12/2007. 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 cipal sum of the note(s) secured by the Deed of Trust, w 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

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF: STACEY ANN FELIX AKA STACEY A. FELIX AKA STACEY FELIX

Legal Notices

CASE NO. 30-2025-01463573-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 STACEY ANN FELIX AKA STACEY A. FELIX AKA STACEY FELIX. A PETITION FOR PROBATE has been filed by STEVEN SIANEZ in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that STEVEN SIANEZ 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 in this court as follows: 04/17/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

#### NOTICE IN PROBATE CASES

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

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

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

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

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

Attorney for Petitioner CHELSEA M. HEALEY, ESQ. - SBN 311417 SBEMP LLP 650 TOWN CENTER DR STE 1400 COSTA MESA CA 92626 Telephone (714) 435-9591 3/13, 3/14, 3/20/25 CNS-3902707#

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#### BSC 226505 NOTICE OF PETITION TO ADMINISTER ESTATE OF: SALLY COLLINS

30-2025-01463432-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: **SALLY** COLLINS.

A PETITION FOR PROBATE has been filed by BONNIE CONSIGLIO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that BONNIE CONSIGLIO 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

April 23, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD. 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 vou 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: STEPHEN H. WELCH, ESQ LAW OFFICES OF STEPHEN H. WELCH 1254 IRVINE BLVD., #200 TUSTIN, CA 92780 Published in the ORANGE COAST DAILY PILOT on: 3/13, 3/14 & 3/20/2025

Charlotte web anymore. www.dailypilot.com

NOTICE OF TRUSTEE'S SALE Title No. 8787622 ALS No. 2023-4513 YOU ARE IN DEFAULT OF A LIEN, DATED 08/17/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 04/02/2025, at 1:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and

#### Trustor: John Clifton Carson And Joanne Stephanie Carson, Husband And Wife As Joint Tenants

#### Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/19/2007 as Instrument No. 2007000742953 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 3/19/2025 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: \$1,501,954.67 Street Address or other common designation of real property: 2921 SETTING SUN DRIVE

**NEWPORT BEACH, CALIFORNIA 92625** 

A.P.N.: 458-663-09

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 24-12665. 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 24-12665 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: 2/19/2025

Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 **Tina Suihkonen Vice President of Operations** PPP#25-001218

pursuant to a certain lien, recorded on 08/24/2023, as instrument number 2023000206907, of the official records of ORANGE County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 4 CERRITO #20, IRVINE, CA 92612 Assessor's Parcel No. 934-100-20 The owner(s) of the real property is purported to be: ANTHONY AULISIO, JR, TRUSTEE OF THE CAAJ LEASING TRUST DATED AUGUST 11, 1998 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$24.887.96. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed 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 the 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 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case 2023-4513. 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 schedule 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 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-4513 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 fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than fortyfive (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. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 02/28/2025 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: MEGAN PAMULA, TRUSTEE OFFICER NPP0471746 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 03/13/2025, 03/20/2025, 03/27/2025

## Huntington City Beach to host Wango Tango concert in May

#### **BY MATT SZABO**

Following a three-year absence, the Wango Tango concert is back, and will be held May 10 in Huntington Beach.

Gwen Stefani and Doja Cat are headliners for the iHeartRadio concert at Huntington City Beach, officials announced Friday. On-air personality Ryan Seacrest of KIIS-FM will host the concert.

"We're thrilled to bring Wango Tango back, knowing fans have been eagerly awaiting its return," KIIS-FM program director Beata Murphy said in a news release. "This year, we're elevating the experience with an unforgettable day of music, energy, and beach side vibes — everything that defines SoCal. We're also shaking things up by featuring some of the biggest artists with extended

set times, unlike ever before.

The Wango Tango lineup also includes Meghan Trainor, DJ David Guetta, Katseye, Nmixx, Xikers, A20 May and Hearts2Hearts. Five of the nine acts are considered Korean popular music (K-Pop).

Code Four, the Huntington Beach-based event management company, is producing the event. Code Four has been operating the Pacific Airshow since acquiring it in 2018.

În 2021, Code Four hosted an Afterburner Music Festival that ran for two nights concurrently with the air show, bringing live music back to Huntington City Beach for the first time in several years. More recently, the '80s-themed Darker Waves Festival came to the beach in November 2023.

"We are privileged to



J.R. Lizarraga

SINGER MEGHAN TRAINOR, shown at the Los Angeles Times Festival of Books in 2023, will be performing at Wango Tango in Huntington Beach on May 10.

# **Daily Pilot**

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

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

work with the world-class team at iHeartMedia on such an iconic brand, Wango Tango," Code Four CEO Kevin Elliott said in the release. "I grew up attending this festival as a KIIS-FM listener, and it's surreal for our team to now be working on delivering the next iteration of the Wango Tango experience

here in my hometown of Huntington Beach, one of the most incredible venues in the world."

Tickets for Wango Tango go on sale Thursday at 10 a.m. to KIIS Club VIP members, and Friday at 10 a.m. to the general public.

matthew.szabo@latimes.com Twitter: @mjszabo

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

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1001297-NJ Order No.: FIN-24013041 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/7/2015. 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 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Chase Holden, a single man Recorded: 4/8/2015 as Instrument No. 2015000180839 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 3/24/2025 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$420,892.53 The purported property address is: 990 TRABUCO CIR, COSTA MESA, CA 92627 Assessor's Parcel No.: 422-052-05 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 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: **CA-24-1001297-NJ**. 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-1001297-NJ 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 NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1001297-NJ and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 3/20/2025 publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763** Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS CA-24-1001297-NJ IDSPub #0236674 2/27/2025 3/6/2025 3/13/2025

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 25-1028-JY

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: MTMC INC., A CALIFORNIA CORPORATION, 8002 E. COAST HIGHWAY, **NEWPORT COAST, CA 92657** Doing Business as: NOVECENTO

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE

The location in California of the Chief Executive Officer of the Seller(s) is: 8002 E. COAST HIGHWAY, NEWPORT COAST, CA 92657

The name(s) and address of the Buyer(s) is/are: REIGN RAIN LLC, A CALIFORNIA LIMITED LIAIBILITY COMPANY, 8002 E. COAST HIGHWAY, NEWPORT COAST, CA 92657

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TOOLS, TRADENAME, LEASEHOLD GOODWILL, IMPROVEMENTS, LEASEHOLD INTERESTS, ALL TRANSFERABLE PERMITS AND LICENSES, AND ALL INVENTORY OF STOCK IN TRADE and are located at: 8002 E. COAST HIGHWAY, NEWPORT COAST, CA 92657

The bulk sale is intended to be consummated at the office of: ACE ESCROW, INC., 3030 W. 8TH ST., SUITE 408, LOS ANGELES, CA 90005 and the anticipated sale date is APRIL 2, 2025

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following

information must be provided]

The name and address of the person with whom claims may be filed is: ACE ESCROW, INC., 3030 W. 8TH ST., SUITE 408, LOS ANGELES, CA 90005 and the last date for filing claims shall be APRIL 1, 2025 which is the business day before the sale

date specified above. Dated: MARCH 6, 2025 BUYER: REIGN RAIN LLC, A CALIFORNIA LIMITED

LIAIBILITY COMPANY ORD-3448802 DAILY PILOT 3/13/25

#### BSC 226520 NOTICE OF PETITION TO ADMINISTER ESTATE OF: ARTHUR RUBINSTEEN 30-2025-01464445-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: ARTHUR **RUBINSTEEN.** 

A PETITION FOR PROBATE has been filed by DIANA MEINHOLD in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that

DIANA MEINHOLD 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 consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on April 23, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in rson 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

#### **Notice of Public Sale**

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday March 27, 2025 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale take place will online www.selfstorageauction.com.

Elham Alavi Jann L Youngs

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this March 13, 2025 by Woodbridge Self Storage , 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900

3/13/25 CNS-3903158# DAILY PILOT

#### BSC 226501 NOTICE OF PETITION TO ADMINISTER ESTATE OF: **BARBARA E. RAIL** 30-2025-01462802-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: BARBARA E. RAIL.

A PETITION FOR PROBATE has been filed by JON RAIL in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JON **RAIL** 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

## April 09, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD.

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: HALLI B. HESTON, ESO, HESTON & HESTON, ATTORNEYS AT LAW 19700 FAIRCHILD RD., STE 280 **IRVINE, CA 92612** 

sta me sara.cardine@latimes.com

Eric Licas, Newport Beach eric.licas@latimes.com

Sarah Mosqueda, TimesOC sarah.mosqueda @latimes.com

> Gabriel San Román, TimesOC gabriel.sanroman @latimes.com

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#### **CROSSWORD AND SUDOKU ANSWERS**

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Attorney for the Petitioner: NEIL W. KNUPPEL, ESQ. NEIL W. KNUPPEL, APLC 1300 QUAIL STREET, STE 101 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 3/13, 3/14 &

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### FINAL

#### Continued from page A1

Mamba Sports Academy teammates when the Lightning beat Fresno San Joaquin Memorial in the 2022 CIF State Division II final.

"I've been a fan in Sacramento when they won their 2022 championship, so I've been dreaming and visualizing this since eighth grade," Holguin said. "I'm just super proud of myself and our team."

Holguin had a game-high 24 points, including an isolation three-pointer from the top of the key with just under one minute remaining. She also contributed eight rebounds, two steals and a blocked shot.

It was a "dagger of a three," said Sage Hill coach Kerwin Walters.

Holguin never gave up the basketball before taking the shot.

"Amalia does not fear the

moment," Walters said. "She's never feared the moment. She's always embraced big games, big shots. That's just who she is. I'm just thankful we have her and no one else has her at this point."

Sage Hill (23-11) will face Concord Carondelet (29-6), the No. 3 seed in the Northern California regional, in the Division I state championship game on Friday at 6 p.m. in Sacramento.

"This has been my dream since I came to Sage, to get to the highest point," Holguin added. "This is the farthest you can go."

For the first time in the state playoffs, Sage Hill had to come through in the clutch. The Lightning held an early 22-10 lead in the second quarter, but the Wildcats went on an 11-2 run to close the gap to 24-21 at halftime.

Addison Uphoff had a three-pointer to give Sage Hill a 37-28 lead. Again, Windward (21-11) struck

#### back with an 11-2 run to knot the score at 39-39 when Amel Cook finished at the rim.

Holguin's coast-to-coast basket three minutes later was answered by a pull-up jumper from Olivia Lagao.

Then the Lightning surged to the finish. Uphoff had a three-point play to retake the lead, 44-41, with 2:08 remaining, and Holguin's mini run put the game firmly in hand.

Freshman center Eve Fowler had nine points, 18 rebounds and four assists. Sophomore shooting guard Kamdyn Klamberg scored six points to go with 12 rebounds, three assists and two steals. Uphoff, a freshman forward, wound up with a dozen points.

Walters is excited about the youth movement within the program. All three freshmen on the roster are rotational players, including reserve point guard Leah O'Toner.

"If someone's ever said the statement, 'Your future is bright,' their futures are really bright," he said.

On Uphoff's recovery process from a foot fracture, Walters added, "She did everything to come back early — boot it up, go to the swimming pool, continued to train. She did everything. She is a freaking warrior. I couldn't be more proud or happy to have that kid in this program because, quite frankly, we need more players like her and Eve — just resilient and just gritty. I just love how they play and how they go at it."

Lagao, a senior guard, paced the Wildcats with 16 points. Samari Bankhead scored eight points and Cook finished with seven points, four rebounds and three assists.

Junior forward Alyssa Cuff called holding the regional championship plaque an "amazing feeling." "It showed all of our blood, sweat and tears into the entire season," Cuff said. "Since freshman year, we've been working hard for a ring, and it really showed. It was such an amazing moment to share with my teammates."

The Lightning doused Walters with the remains of the team water cooler just before going into the locker room.

"It felt great," Fowler said. "I was not expecting that. It came out of nowhere, and it was awesome."

## On this occasion, Walters took one for the team.

"I don't know what the

SAGE HILL girls' basketball team runs up to celebrate with head coach Kerwin Walters as he holds up the trophy on Tuesday.

fascination with putting ice-cold water on someone [is], but I guess it's a thing to do," Walters said. "I'm just glad they didn't get hurt sliding down on the ground. Whatever makes them feel good about what just happened, I'm going to deal with it, man.

"You can throw Gatorade, you can throw water, you can throw rocks. I don't care. We got the win, and they're going to a place that very few people can go. I'm really, really proud of them."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



Photos by Don Leach | Staff Photographer

**SAGE HILL** celebrates winning the CIF State Southern California Regional Division I girls' basketball title on Tuesday.

MARKETPLACE

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

APN: 475-032-06 TS No.: 24-07300CA TSG Order No.: 240604950 NOTICE OF

TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 30, 2015. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 5, 2015 as Document No.: 2015000574988 of Official Records in the office of the Recorder of Orange County, California, executed by: MARY LYNN SERBER, TRUSTEE OF THE MARY LYNN SERBER FAMILY TRUST DATED MARCH 4, 2023, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: April 2, 2025 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 2 File No.:24-07300CA The street address and other common designation, if any, of the real property described above is purported to be: 4521 Wayne Road , Corona Del Mar, CA 92625. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: \$162,468.31 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07300CA. 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. 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 24-07300CA 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. 3 File No.:24-07300CA 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 recourse. For Pre Sale Information Log On To: further www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360 Dated: February 21, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 No.:24-07300CA LEGAL DESCRIPTION EXHIBIT A PARCEL 1: LOT 107 OF TRACT NO. 3519, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 128, PAGES 18 TO 21 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE RESERVATION OF THE IRVINE COMPANY, A MICHIGAN CORPORATION, IN THE GRANT DEED RECORDED OCTOBER 14,1977, AS INSTRUMENT NO. 18243, IN BOOK 12415, PAGE 997, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT. MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFROM AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS. TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED. ALSO EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS OR INTEREST IN WATER RIGHTS AND ANY AND ALL GEOTHERMAL RIGHTS OR INTEREST IN GEOTHERMAL RIGHTS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, PERCOLATING, PRESCRIPTIVE OR CONTRACTUAL PROVIDED, HOWEVER, THAT APPROPRIATIVE THE EXCEPTION AND RESERVATION SHALL NOT RESERVE ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY DESCRIBED HEREIN IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED RECORDED SEPTEMBER 1, 1978 IN BOOK 12825, PAGE 1059 OF OFFICIAL RECORDS. PARCEL 2: NON-EXCLUSIVE APPURTENANT EASEMENT OVER LOT A AND LOTS 141 TO 159 INCLUSIVE OF TRACT NO. 3357, AS PER MAP RECORDED IN BOOK 107, PAGES 1 THROUGH 7, INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR PURPOSES AND AS DESCRIBED IN ARTICLE SECTION 4 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 7, 1974 IN BOOK 11090, PAGE 174, OFFICIAL RECORDS. NPP0471413 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 03/06/2025, 03/13/2025, 03/20/2025

## MAYOR

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hosted by the Huntington Beach Chamber of Commerce. It also featured remarks by Golden West College President Meridith Randall. Shawn Wood, chairman of the chamber's board, moderated a panel featuring local business owners.

Burns told the crowd Wednesday that being a police officer was easy for him, especially because he grew up in a big family and was used to fighting and bickering. He said being a business owner would have given him more stress, with the day-to-day uncertainties.

He advised the business leaders to involve the local government with their companies — but also keep it at a distance.

"No business is clean, no industry is clean of not having their idiots," Burns said. "In police work, we had our share of knuckleheads that were kind of knuckle-draggers that did stupid crap on the job. But yet it was more our position, our job as fellow police officers, to keep them idiots in line. And no business industry is immune to that. So really, if you guys know business, you know it better than we do.

"If you guys know a rogue business [whose operators] aren't fulfilling their promises or their contracts or something like that — and most of that kind of stuff is really fueled by greed -please help us get those out of here, get them out of town or out of business, because we want the best in Huntington Beach. We want everybody to be served with integrity and fulfillment of the promises that are made within a contract or within the business decisions."



Don Leach | Staff Photographer

**GUESTS INCLUDING** Mayor Pro Tem Casey McKeon and Renie Muratore of Bling Bling Irene Cancer Foundation, from left, attend the annual Mayor's Breakfast at the Senior Center in Central Park on Wednesday.

In order to make it easier to do business in Huntington Beach, the city recently started its Streamline Surf City program. Established in January 2024, it allows people to seek help when pulling a permit, starting a new business or asking for coordinated help between departments.

The program was expanded last year to involve residential customers who may be seeking resources for installing solar panels, for example.

Mayor Pro Tem Casey McKeon told the crowd the city is working on installing high-speed fiber internet in downtown and surrounding areas.

"I think we're heading in the right direction, and that means a lot to me," Burns said. "And as the mayor, feel free to contact me if you do run into a bump, and there's something that I can do to waltz you through this quagmire of crap of [sic] government. Yeah, I want to not only encourage businesses to come to town, I want to protect businesses that are here. So yeah, if you guys are having trouble, you shouldn't be having it, not from the city's end."

The panel featured local business leaders Alecia Reinberger of Moonwood Coffee Co., Gary Frahm of Expertec Automotive and Deanne Mendoza of Teacher Created Materials. Reinberger, who co-owns

Moonwood, opened the company's storefront in 2022 but also helps oversee a growing catering business. She commended Huntington Beach on being a safe city, which offers peace of mind as her company sometimes brews coffee in the middle of the night while getting ready for morning events.

She said she's concerned about rising costs of packaging, supplies and ingredients, but has been working to get the brand out into the community.

"I think that everyone

has some type of talent they can give back to the community, whether it's serving students or figuring out what your niche is and helping out," Reinberger said. "It's about our young people, getting them involved, getting them connected and getting them to dream again."

Mendoza is also the coowner of her business, a publishing company that has been in Huntington Beach for nearly 50 years. She said she recently worked with the city on upgrading equipment.

"I think it's one of our big responsibilities as a city to build up each other's businesses," she said. "I try really hard to get to know as many as I can. I think we are great cheerleaders for each other, and amplifying other businesses that doesn't come from the business itself is the best marketing we can get."

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