

# Daily Pilot

THURSDAY, APRIL 17, 2025 /// [dailypilot.com](http://dailypilot.com)

## Farmers market gets new vendor

Some Corona Del Mar residents raised concerns about the potential to create more noise and traffic.

BY ERIC LICAS, SUSAN HOFFMAN

A new vendor interested in growing the Corona Del Mar Farmers Market will replace the operator who managed it for almost 30 years, raising concerns from some residents that the weekly community event could become a nuisance and lose some of their favorite merchants. But the new manager says those notions are rooted in misinformation.

Heritage Wellness Collective won a revocable license to run the market for the next five years following a 6-1 vote by the city council at their meeting Tuesday, with Councilman Erik Weigand as the only member in opposition. The nonprofit will take over after the license with the current manager, Rick Heil, expires on June 30.

The city began soliciting bids for a new operator in August, according to a staff report. Newport Beach officials made their decision based on candidates' experience running farmer's markets as well as their ability to create community events and attract quality merchants while retaining existing vendors. Heritage Wellness Collective was chosen out of 8 bidders.

The nonprofit runs seven weekly or bi-monthly farmer's markets in Orange, Los Angeles, San Bernardino and Riverside counties. Their executive director, Bing Turner, has a background in public health, and told the Daily Pilot during an interview Wednesday he hopes to preserve the Corona Del Mar gathering's focus on high quality produce while drawing in more families, local businesses and institutions to visit and take part in it.

"Will the market look different than what it currently looks like now? Absolutely yes," Turner said. "Will the vendors change at the market? That's going to happen. Are we going to move people out of their market or out of their spaces? No, unless they decide they don't want to work with us. But we're there to really enhance and make the space reflective of the community... this isn't going to be any rock concert."

Numerous residents who at-

See **Market**, page A8



Photos by Susan Hoffman

**CLAYTON WITMER**, 3 carefully balances his pink wooden egg on a spoon as he makes his way down the egg race lane at Civic Center lawn Saturday.

## Annual Mayor's Egg Race everything it was cracked up to be

An estimated crowd of about 2,000 people flocked to the lawn at the Newport Beach Civic Center Saturday morning to take part in a local springtime tradition, the Mayor's Egg Race.

The 10th annual iteration of the popular, free event started at 10 a.m. in cool, overcast weather and concluded at noon. Midway through the gathering Newport Beach Mayor Joe Stapleton joined children to roll a pastel pink wooden egg — using his wits and a wooden spoon — down one of the designated competition lanes set up for the main event.

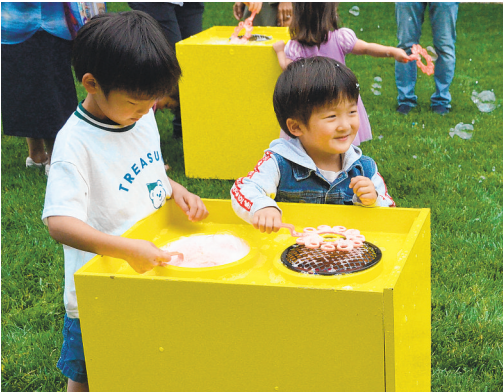
Families also enjoyed games, bounce houses, bubbles, rides on a miniature train and photos with the Easter Bunny.

The idea for the Newport Beach Mayor's Egg Race was sparked by the White House Easter Egg Roll, an annual Washington, D.C. tradition dating back to 1878 that repeats this year on Monday, April 21, the day after Easter.

— Susan Hoffman



**RUBY MCFADDEN**, 9, seated at left, visits the Easter Bunny Saturday with her 4-year-old brother Finn.



**SHUMKI FUJII**, 5 and younger brother Kaito, 3 create bubbles.

## Nature center fears housing impact on sanctuary

Newport officials fear the refuge may be threatened by potential construction of new homes in the area.

BY ERIC LICAS

Ferns softly rustle against passing students and other visitors treading a path lined by tall, old trees. The branches of redwoods provide a canopy over part of the Environmental Nature Center in Newport Beach, shielding it from the noise of adjacent Newport Harbor High, surrounding residences and the trappings of modern life.

"That's one of our goals here... is to give the impression that you're not in the urban sprawl, trying to block out as much as we can of the outside world," the nature center's executive director, Bo Glover, told the Daily Pilot Monday.

The site features 15 different sections showcasing plants from across California's woodlands, deserts, chaparral and forests. It was founded in the early 1970s as a project out of Newport Harbor High, transforming a campus dumping ground known as "the gulley" into a pocket paradise.

Over the years it has grown to now host around 26,000 children on field trips, summer camps and a variety of other programs each year, Glover said. That includes a unique preschool, in which its 72 enrolled students spend 80 to 90% of their time outdoors with nature as their classroom.

"Over 750,000 students have come through the ENC on programs over the years," Glover said. "No other facility who does what we do can claim those sort of numbers in terms of the impact we've had and the services we've provided for our city."

He and supporters of the nature center say its mission of cultivating a refuge in suburban Newport Beach may be compromised by the potential development of multistory residences directly adjacent to the preschool. The vacant property neighboring the center has been marked in the city's housing element for the creation of new homes. In January, staff at the ENC learned a developer had expressed interest in starting a project there, Glover said.

Newport Beach's assistant city manager, Seimone Jurjis, said the

See **Nature**, page A4

## Huntington Beach won't host surfing, beach volleyball at L.A. Olympics 2028

BY MATT SZABO

Surf City USA will not be hosting surfing as the Olympic Games return to Southern California in 2028, despite its aspirations to be on the world's stage during the event.

LA28 announced Tuesday the surf competition will be held at Lower Trestles Beach south of San Clemente, not Huntington Beach.

Long Beach has been awarded beach volleyball at Alamitos Beach, with Huntington Beach again bypassed after LA28 failed to reach an agreement with Santa Monica.

Huntington Beach had been angling to be chosen as the surfing venue for LA28 for years, boasting the infrastructure and hotel space that allows for large-scale events. The U.S.

Open of Surfing happens every summer at the south side of the Huntington Beach Pier, and the city has also hosted nine major International Surfing Association events, most recently the ISA World Surfing Games in 2022 and the World Para Surfing Championship for the past two years.

Trestles, however, is seen as offering a more consistent wave. The World Surf League Finals have been held there each of the last four years.

ISA President Fernando Aguerre said in a statement that he believed Lower Trestles was the right choice to host Olympic surfing.

"Following the amazing success of surfing in Teahupo'o [Tahiti in the 2024 Summer

See **Olympics**, page A8

### DAILY PILOT BOYS' BASKETBALL DREAM TEAM



**PACIFICA CHRISTIAN** Orange County senior point guard EJ Spillman is the Daily Pilot Boys' Basketball Dream Team Player of the Year. Spillman helped the Tritons win a share of their third straight league title and advance to the CIF championship game.

Don Leach  
Staff Photographer

## EJ Spillman the catalyst for Tritons

BY MATT SZABO

Pacifica Christian Orange County boys' basketball senior EJ Spillman was in middle school when something happened that would change his life forever, but not define it.

His father, Ellis Spillman, was shot to death inside a residence around the corner from his Long Beach home in June 2018.

Ellis' life ended at the age of 42. EJ — whose initials stand for Ellis, Jr. — was left without a father. The dangers of gangs and vi-

olence hit all too close to home.

"It's real hard to escape those things, and people get real envious," EJ Spillman said. "He turned his life around, and obviously some people think you can't es-

See **Dream**, page A2



# 2 Separate deaths under investigation in Huntington Beach

BY SARA CARDINE

Two people died in separate Huntington Beach incidents Wednesday morning — a fatal collision involving a pedestrian near Beach Boulevard at Talbert Avenue and an apparent suicide about one-half mile north of the pier — that are both under investigation by police.

Huntington Beach police spokeswoman Jessica Cuchilla confirmed a male

pedestrian was declared dead at the scene of the vehicle collision, which happened shortly after midnight. He was identified only as a 45-year-old resident of the city of Stanton.

A green Honda CRV driven by a 73-year-old Santa Ana man was traveling north on Beach when it struck the pedestrian in a traffic lane just north of the road's intersection with Talbert Avenue, according to police. The driv-

er's name was not made public.

The pedestrian was rendered unconscious from the collision and died by the time paramedics arrived on scene, Cuchilla said.

The driver of the vehicle sustained no injuries and remained at the scene to cooperate with investigating officers. It does not appear impairment played a role in the crash, the spokeswoman said.

Later Wednesday morning, just before 7:30 a.m., police received another call about a woman's body discovered on the beach near Lifeguard Tower No. 8, just north of the Huntington Beach Pier, off Pacific Coast Highway, between 8th and 9th streets, according to Cuchilla.

No other identifying information was available in the hours immediately following the discovery. Responding

officers called the fire department to the scene but canceled the call when the individual was determined to be dead, she said.

While no further details about the condition of the body were available Wednesday, police believe the unidentified woman might have taken her own life, Cuchilla reported.

"Preliminary investigation indicates it is a suicide — we're not investigating a

crime, we're not looking for anybody and there is no public safety threat," she added.

As of Wednesday afternoon, the county coroner's office was not identifying either of the two individuals, pending notification of their next of kin, according to a sheriff's department spokesman.

sara.cardine@latimes.com  
Twitter: @SaraCardine

## DREAM

Continued from page A1

cape those lifestyles without bloodshed. He tried to instill in me that's not the way to go. I've got to fulfill his legacy, because in the middle of trying to change his life for the better, he got that taken away from him."

When it was time for EJ to go to high school, he wanted a chance at new surroundings. Pacifica Christian's Newport Beach campus was about 40 minutes away from his home, but it might as well have been halfway around the world.

He played for four years for the Tritons with a certain intensity because of his late father. He owes his competitiveness and his swagger to his mother, Dawn Swanson, who EJ calls his best friend and No. 1 fan.

Four years later, EJ Spillman is going places.

He will graduate as the program's all-time leader in points (1,387) and assists (458). He helped Pacifica Christian (23-9) win a share of its third straight San Joaquin League title and advance to the CIF Southern Section Division 2AA title game.

For his efforts, Spillman is the 2024-25 Daily Pilot Boys' Basketball Dream Team Player of the Year.

"You couldn't have told me my freshman year that I'd be a four-year guy, being able to break all these re-

cords and hold these things," he said. "It's real special to me, and it feels like it's a good testament of how hard I've worked here for the four years."

Spillman, a 6-foot-4 guard and two-time San Joaquin League Player of the Year, averaged team-best totals of 15.7 points and 5.3 assists per game. The recent UC Riverside commit was also a first-team All-CIF selection after leading the Tritons on a memorable run that included an 84-80 double overtime win at Corona Centennial in the Division 2AA semifinals.

Spillman posted 33 points, 11 rebounds and 10 assists in that game, helping the Tritons reach their third CIF Southern Section title game. Jeff Berokoff, who has been the program's head coach since its inception in 2016, called it the best single-game performance in team history.

What Berokoff will remember more about Spillman is seeing him pop into his office, a smile on his face. That energy was infectious on the court, too. Opponents would constantly see his dreadlocks flying past them into the lane, pulling up for a triple or celebrating a basket, he said.

"What's so great about EJ is that if one of his teammates makes a shot, he's just bouncing up and down, throwing the fingers in the air," Berokoff said. "You just don't see that too



Don Leach | Staff Photographer

**EJ SPILLMAN** banks it off the glass during the annual "Bring The Rain" basketball game against Edison at Vanguard University.

often anymore, and that's just one thing I'm really going to miss, his ability to cheer on and lead his teammates. It's a really cool thing, man."

The Tritons lost to league rival Fairmont Prep, 64-60 in overtime, in the Division 2AA title game despite a 29-point performance from Spillman. Seeded No. 14 in the CIF State Southern California Regional Division I playoffs, they fell 77-54 on the road in the first round at No. 3-seeded eventual regional finalist Redondo Union.

"Nobody really likes losing, especially to a rival school," Spillman said. "Those ones sting, but it builds character. We made it farther than a lot of schools, and we made it farther than a lot of people had us making it anyway."



Courtesy of Sage Hill boys' basketball

**D'CEAN BRYANT**, seen talking to junior guard Everett Yun, has led Sage Hill to two CIF championship game appearances in his three years with the Lightning.

understand what his mission was when he exited the earth and the Lord took him home, and I try my hardest to just complete that mission for him every day. I bet he's proud of me, looking down on all of the things that I'm starting to accomplish, but it's just day by day. I've got to continue to add onto that."

Here's a look at the Dream Team Coach of the Year, and first team and second team selections:

### COACH OF THE YEAR D'Cean Bryant Sage Hill

Bryant has led the Lightning to two CIF finals appearances in his three years in charge at Sage Hill, a percentage that any coach would take. Unlike the

2022-23 squad, this year's team did not have the obvious dominant player in Bryant's son, Carter, who now plays at the University of Arizona. Instead, it was a gritty team effort that helped Sage Hill (18-11) advance to the Pacific Coast League tournament semifinals and Division 3AA title game, before falling 64-43 to Palmdale Knight. In four postseason wins to get there, the Lightning allowed just 40 points per game. Bryant, a former college basketball player at Long Beach State, said one of the biggest reasons for his team's success was that they took accountability on and off the court.

See **Dream**, page A8



ST. JAMES  
THE GREAT  
EPISCOPAL CHURCH



Inclusivity  
Technology  
Doing Good

# Celebrate Easter with us!

## 10 a.m. April 20th

The Rev. Canon Cindy Evans Voorhees

3209 Via Lido, Newport Beach, CA 92663 ♦ 949.675.0210

[www.stjamesnewport.org](http://www.stjamesnewport.org)

Regular services are at 10 a.m. every Sunday

Parking is available across the street on 32nd St.



## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

### ACROSS

- 1 Ensnare
- 5 Gymnastic movement
- 10 Asset
- 14 Had on
- 15 Conflict-free situation
- 16 Taste a lollipop
- 17 Was in debt
- 18 \_ Fudd (Bugs Bunny's foil)
- 19 Not difficult
- 20 Big Swiss dog breed: 2 wds.
- 23 British "Inc.": Abbr.
- 24 No \_, ands, or buts
- 25 Libertarian pundit John
- 29 T-Mobile, for example
- 33 Mint holder
- 34 Happen again
- 36 Stella \_ (cookie brand)
- 37 Working hard: 2 wds.
- 39 Religious sister
- 40 Norway's capital
- 41 Gin flavoring
- 42 Eminent
- 44 One of the Three Stooges
- 45 Rocker Jimi
- 47 Engagement ring stone
- 50 "\_ Misérables" (Hugo novel)
- 51 Singer \_ Max
- 52 Minty cocktails
- 58 Life stories
- 59 Singer Mann
- 60 Leafy veggie
- 63 Creative pursuits
- 64 San Francisco footballer, for short
- 65 Tied up
- 66 As well
- 67 Mixes up

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18						19			
		20		21						22				
			23						24					
25	26	27				28		29			30	31	32	
33					34		35				36			
37			38			39					40			
41					42				43			44		
45				46				47		48	49			
			50						51					
	52	53				54	55	56			57			
58					59						60	61	62	
63					64						65			
66					67						68			

## 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](http://sudoku.org.uk).

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

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

- 68 Care for

**DOWN** It takes \_ to tango

2 Spreadsheet part

3 Greek war god

4 Bicycle parts

5 Saver's opposite

6 Animal's hide

7 Moussaka meat
- 8 Frozen drink brand

9 Yorkshire dog

10 "Go ahead!": 2 wds.

11 False one

12 SoCal school: Abbr.

13 Rainbow's location

- 21 "\_ complicated"
- 22 Seahawks' group: Abbr.
- 25 Secret hoard
- 26 Book's name
- 27 Burger topping
- 28 China brand
- 29 Adjusted pitch
- 30 Vodka cocktail
- 31 Synthetic fiber
- 32 Sounded like a cow
- 35 Used scissors
- 38 Jason Sudeikis role: 2 wds.
- 42 Pathfinders, e.g.
- 43 Luvs products
- 46 In medias \_
- 48 Broad street: Abbr.
- 49 Grocery
- 52 Lass
- 53 Goes bad
- 54 Fitness method: Abbr.
- 55 Prefix with "present"
- 56 Social equal
- 57 Keep for later
- 58 Sheep's sound
- 61 Goodman of "DWTS"
- 62 Finish

Tribune Media Services





Open Orange County to new opportunities.



Orange County businesses are the backbone of our community and our economy. Bank of America is on your corner and in your corner, with solutions and industry-leading insights to help our local businesses thrive.

*Allen*

Allen Staff  
President, Bank of America Orange County

#1 Business Lender in America

\$6.9B in loans to Orange County businesses

120+ Business specialists in Orange County

Learn more about our business solutions and contact one of our business specialists in Orange County at [bankofamerica.com/localbusiness](https://bankofamerica.com/localbusiness)

What would you like the power to do?<sup>®</sup>



"Bank of America" is the marketing name used by certain Global Banking and Global Markets businesses of Bank of America Corporation. Lending, other commercial banking activities, and trading in certain financial instruments are performed globally by banking affiliates of Bank of America Corporation, including Bank of America, N.A., Member FDIC. ©2025 Bank of America Corporation. All rights reserved.







MARKETPLACE

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

SALES EVENTS

GARAGE SALES

300

Garage and Yard Sales

25th Annual College Park garage sale 30+ Sat 4/19 8a-2p. Costa Mesa neighborhood of 450 homes. NORTH of Fair at Harbor & Fairview. Map & list of homes at facebook.com/lindahartmanrealestate. Linda 949-644-2144

EMPLOYMENT

1500

Employment

Sr. BI Product Analyst. Develop, deploy, & maintain the "single source of truth" centralized data, metric logic, reports, dashboard cubes, & tools to analyze, report, & present in-game business insights. Req. Master's in Comp. Science, Engineer. Mgmt., or rel. field. Jobsite: Santa Monica, CA. Wage range: \$145,195/yr to \$161,500/yr. Send resume ref#22398 to K. Finnsson, Activision Publishing Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

Senior Animator. Create high-quality, custom shading and rendering solutions for artists and designers at the company. Req. 2 yrs exp in job or 2 yrs exp as Animator, Artist, or rel. occup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Playa Vista, CA. Wage range: \$131,000/yr to \$161,500/yr. Send resume ref#22382 to K. Finnsson, Activision Publishing Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

Public Affairs Specialist. Develop public relations strategies & promote image. Master of Public Relations or Public Administration, \$68,640/yr. CV to HR, Sofia University, 3333 Harbor Blvd, Costa Mesa, CA 92626

Software Engineer. Collaborate with designers, engineers, & artists to create epic gameplay experiences. Req. Bach in Comp. Science, Software Engineer., or rel. field. Jobsite: Irvine, CA. Wage range: \$123,697.20/yr to \$155,000/yr. Send resume ref#23197 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

Supervisor Art Outsourcing. Work alongside Leads & Art Directors to collaborate & share a vision of creating the next iteration of game industry defining franchise. Req. Bach. in Animation, Graphic Design, or rel. field or foreign equiv. & 2 yrs exp in job or 2 yrs exp as Artist, 3D Artis, or rel. occup. Any suitable combo of educ, training & or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$120,744/yr to \$161,500/yr. Send resume ref#23146 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

Technical Lighting Artist. Maintain, improve, & document existing lighting tools & pipelines. Req. Bach. in Animation, Arts, Comp. Science, or rel. field. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Woodland Hills, CA. Wage range: \$103,584/yr to \$124,000/yr. Send resume ref#22351 to K. Finnsson, Activision Publishing, Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404

**FIND**  
an  
apartment  
through  
classified

Legal Notices

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)  
Escrow No. 826542-JT

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:  
SUPREME WELLNESS & AESTHETICS, A CALIFORNIA CORPORATION  
4200 TRABUCO ROAD, STE 180 IRVINE, CA 92620-3659

Doing Business as: SUPREME WELLNESS & AESTHETICS

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: 4200 TRABUCO ROAD, STE 180 IRVINE, CA 92620-3659

The name(s) and address of the Buyer(s) is/are: VITALITY BLOSSOM, A CALIFORNIA CORPORATION  
16314 WHITEFIELD COURT, CHINO HILLS, CA 92620-3659

The assets to be sold are described in general as: ALL FURNITURE, FIXTURES AND EQUIPMENT and are located at: 4200 TRABUCO ROAD, STE 180 IRVINE, CA 92620-3659

The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748 and the anticipated sale date is 05/06/25.

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES

The name and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748 and the last date for filing claims shall be 05/05/25 which is the business day before the sale date specified above.

Dated: 4/12/2025

Buyer:

VITALITY BLOSSOM, a California Corporation  
By:/S/ HONGJIANG LIU, CEO  
By:/S/ YUAN ZONG, SECRETARY  
4/17/25

CNS-3914831#

DAILY PILOT

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY KAY TAYLOR

Case No. 30-2025-01473922-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY KAY TAYLOR

A PETITION FOR PROBATE has been filed by Karen L. Taylor in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Karen L. Taylor 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 June 4, 2025 at 1:30 PM in Dept. No. CM08 located at 3390 HARBOR BLVD, COSTA MESA CA 92626.

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

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

IF YOU ARE A CREDITOR or 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:  
**M. NEIL SOLARZ ESQ**  
**SBN 78259**  
**AUBREY E LERNER ESQ**  
**SBN 325461**  
**WEINSTOCK MANION ALC**  
1875 CENTURY PARK EAST  
STE 2000  
LOS ANGELES CA 90067-2516  
**CN115939 TAYLOR Apr 17,18,24, 2025**

SELL  
your home  
through classified

SELL  
your home  
through classified

Legal Notices

BSC 226655  
NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
LUCINDA I. JEFFRIES.

30-2025-01469921-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: **LUCINDA I. JEFFRIES.**

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

**THE PETITION FOR PROBATE** requests that **JENNIFER A. JEFFRIES** 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 **May 15, 2024 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
C. TRACY KAYSER  
KAYSER LAW GROUP, APC  
1407 N. BATAVIA ST., STE 103  
ORANGE, CA 92867  
Published in the HUNTINGTON BEACH INDEPENDENT on: 4/3, 4/10 & 4/17/2025

NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
CATHERINE MARIE WENT

CASE NO. 30-2025-01473422-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 CATHERINE MARIE WENT.

A PETITION FOR PROBATE has been filed by MEGAN LEIGH STONE in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MEGAN LEIGH STONE 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 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  
R. CHAD HALES - SBN 217488  
LAW OFFICE OF ROBERT E. HALES, APC  
1341 E. CHAPMAN AVE.  
ORANGE CA 92866  
Telephone (714) 771-7671  
4/17, 4/18, 4/24/25

CNS-3916115#

DAILY PILOT

Call (714) 966-4600  
Put a few words  
to work for you.

Call (714) 966-4600  
Put a few words  
to work for you.

Legal Notices

NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
EDWARD CRAIG SPRUILL

CASE NO. 30-2025-01466463-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDWARD CRAIG SPRUILL.

A PETITION FOR PROBATE has been filed by R. CHAD HALES in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that R. CHAD HALES 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/08/25 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  
R. CHAD HALES - SBN 217488  
LAW OFFICE OF ROBERT E. HALES, APC  
1341 E. CHAPMAN AVE.  
ORANGE CA 92866  
Telephone (714) 771-7671  
4/10, 4/11, 4/17/25

CNS-3914179#

NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
ERNEST V. CASTRO

CASE NO. 30-2025-01466692-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 ERNEST V. CASTRO.

A PETITION FOR PROBATE has been filed by HARRI J. KETO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that HARRI J. KETO be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 05/07/25 at 1:30PM in Dept. CM08 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  
BRAD N. BAKER - SBN 065106  
BAKER, BURTON & LUNDY, P.C.  
515 PIER AVENUE  
HERMOSA BEACH CA 90254  
Telephone (310) 376-9893  
4/6, 4/10, 4/13/25

CNS-3912470#

NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

Legal Notices

NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
FRANKIE SLAY THOMSEN

CASE NO. 30-2024-01439647

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKIE SLAY THOMSEN.

A PETITION FOR PROBATE has been filed by ALEX R. THOMSEN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ALEX R. THOMSEN be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD. COSTA MESA, CA 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.

In Pro Per Petitioner  
ALEX R. THOMSEN  
1 SANDBAR DR.  
CORONA DEL MAR CA 92625  
4/17, 4/18, 4/24/25

CNS-3916042#

DAILY PILOT

NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
BARBARA J. MILLER

CASE NO. 30-2025-01471895-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 BARBARA J. MILLER.

A PETITION FOR PROBATE has been filed by ANDREW C. MILLER in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ANDREW C. MILLER be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 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  
EDMUND J. BRADLEY - SBN 60637  
LAW OFFICE OF EDMUND J. BRADLEY  
13681 NEWPORT AVE., STE. 8-392  
TUSTIN CA 92780  
Telephone (714) 558-4845  
4/10, 4/11, 4/17/25

CNS-3913840#

NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT





MARKETPLACE

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

Legal Notices

Legal Notices

Legal Notices

Title Order No. : 15952952 Trustee Sale No. : 87797 Loan No. : 399500949 APN : 932-66-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/27/2024 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 4/25/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/29/2024 as Instrument No. 2024000045807 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: SOCAL INNOVATIVE GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor PARK PLACE FINANCE, LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, 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). At: At the front entrance to 8180 East Kaiser Blvd. (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land thereon: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 309 CARNATION AVENUE #4 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, 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 trusts created by said Deed of Trust, to-wit: \$2,815,425.95 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 3/25/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87797. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 87797 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code: so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. TS# 87797 / 932-66-019 LEGAL DESCRIPTION EXHIBIT "A" A CONDOMINIUM COMPRISED OF: PARCEL A: AN UNDIVIDED 1/4TH INTEREST IN AND TO PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 222, PAGES 29 AND 30 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM UNITS 1 TO 4 INCLUSIVE, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN, ("THE PLAN") RECORDED OCTOBER 19, 1987, AS INSTRUMENT NO. 1987-583745 OF OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS "DECKS" ON THE PLAN REFERRED TO ABOVE. PARCEL B: UNIT 4, AS SHOWN ON THE PLAN REFERRED TO IN PARCEL A ABOVE. PARCEL C: THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE PORTIONS OF PARCEL 1, DESCRIBED IN PARCEL A ABOVE, FOR DECK PURPOSES, BEARING AN IDENTICAL NUMBER DESIGNATION ON SAID PLAN. PARCEL D: AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHEASTERLY HALF OF CARNATION AVENUE (FORMERLY CALLED 30TH AVENUE) AS SHOWN ON A MAP OF CORONA DEL MAR RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXTENDING FROM THE NORTHEASTERLY LINE OF SEAVIEW AVENUE (FORMERLY CALLED FIFTH-FIRST PLACE) TO THE NORTHEASTERLY LINE OF LOT 18 IN BLOCK 231 OF SAID CORONA DEL MAR EXTENDED NORTHWESTERLY, SAID CARNATION AVENUE HAVING BEEN VACATED AND ABANDONED JANUARY 13, 1920, BY ORDER OF BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 14, 1920, IN BOOK 14, PAGE 282 OF MISCELLANEOUS RECORDS OF SAID ORANGE, SAID EASEMENT TO BE USED IN COMMON WITH OTHERS.

TOP BRANDS

BIGGER SAVINGS

latimes.com/Coupons



Clipping coupons online is easier than ever.

Now you can sort by brands, ZIP code and categories to save money on your favorite items.

FIND IT. LOVE IT. BUY IT.

THE SHOP

Legal Notices

Legal Notices

Legal Notices

T.S. No.: 2024-11674-GSE APN: 178-631-25 Property Address: 4446 SEA HARBOUR DR, HUNTINGTN BCH, CA 92649 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/16/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Elizabeth Marie Perry, A Single Woman Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 9/20/2021 as Instrument No. 2021000582506 in Book -- Page -- of Official Records in the office of the Recorder of Orange County, California Date of Sale: 5/12/2025 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, California 92868Amount of unpaid balance and other charges: \$759,913.10 Street Address or other common designation of real property: 4446 SEA HARBOUR DRHUNTINGTN BCH, CA 92649 A.P.N.: 178-631-25 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11674-GSE. 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 TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11674-GSE 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: 4/10/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 43316 Pub Dates 04/17, 04/24, 05/01/2025

T.S. No.: 24-32422 A.P.N.: 050-123-01 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 11/28/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: 600 CDM Development, LLC., A California Limited Liability Company Duly Appointed Trustee: Vylla Solutions, LLC Recorded 12/13/2023 as Instrument No. 2023000308060 in book , page of Official Records in the office of the Recorder of Orange County, California, Described as follows: As more fully described in said Deed of Trust And Cross-Collateralization and Cross-Default Agreement dated 11/28/2023 and Guaranty dated 11/28/2023, and Loan Modification and Extension Agreement dated 11/28/2023, Date of Sale: 5/1/2025 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: \$3,792,361.36 (Estimated) Street Address or other common designation of real property: 1103 Balboa Ave Newport Beach, California 92662 A.P.N.: 050-123-01 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. 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. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-32422. 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. For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-32422 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: 03/25/2025 Vylla Solutions, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director

T.S. No.: 2024-00228 APN: 153-592-04 Property Address: 8811 Baywood Dr , Huntington Beach, California 92646 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/30/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Bayarmanlai Bayarsaikhan And Khulan Buyanbat, Husband And Wife As Joint Tenants Duly Appointed Trustee: Sokolof Remtulla Recorded 8/2/2021 as Instrument No. 2021000487926 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 5/14/2025 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange CA Amount of unpaid balance and other charges: \$1,023,631.57 Street Address or other common designation of real property: 8811 Baywood Dr Huntington Beach, California 92646 A.P.N.: 153-592-04 The undersigned Trusting disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 2024-00228. 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 TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 2024-00228 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: 4/8/2025 Sokolof Remtulla, 2301 Dupont Drive, Suite 505, Irvine, CA 92614. Sale Line: 866-266-7512 Kassidy O'Neal, Foreclosure Specialist. EPP 43289 Pub Dates 04/17, 04/24, 05/01/2025

T.S. No.: 24-32619 A.P.N.: 050-123-01 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 11/28/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: 600 CDM Development, LLC., A California Limited Liability Company Duly Appointed Trustee: Vylla Solutions, LLC Recorded 12/13/2023 as Instrument No. 2023000308061 in book , page of Official Records in the office of the Recorder of Orange County, California, Described as follows: As more fully described in said Deed of Trust And Cross-Collateralization and Cross-Default Agreement dated 11/28/2023 and Guaranty dated 11/28/2023, and Loan Modification and Extension Agreement dated 11/28/2023, Date of Sale: 5/1/2025 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: \$154,480.79 (Estimated) Street Address or other common designation of real property: 1103 Balboa Ave Newport Beach, California 92662 A.P.N.: 050-123-01 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. 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. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-32619. 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. For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-32619 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: 03/25/2025 Vylla Solutions, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director



LEGAL NOTICE

PUBLIC NOTICE  
NOTICE OF 30-DAY PUBLIC COMMENT PERIOD  
AND PUBLIC HEARING TO BE HELD BY  
THE CITY OF COSTA MESA  
REGARDING SUBMISSION OF THE 2025-2029 CONSOLIDATED PLAN AND  
2025-2029 ORANGE COUNTY REGIONAL ASSESSMENT OF FAIR HOUSING

NOTICE IS HEREBY GIVEN that the City of Costa Mesa City Council will hold a public comment period and public hearing for two related actions: 1) the 2025-2029 Consolidated Plan, which includes the Action Plan for Fiscal Year (FY) 2025-2026 and the City's amended Citizen Participation Plan, and 2) adoption of the 2025-2029 Orange County Regional Assessment of Fair Housing. These actions are undertaken in compliance with federal regulations (24 CFR 91). As a recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds, the City is required to prepare a Consolidated Plan every five years. The City is also required to update the related Action Plan on an annual basis. The Consolidated Plan is a five-year strategic plan that identifies housing and community needs; and strategies, programs and resources to address these needs. The Action Plan describes activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) CDBG and HOME programs on an annual basis consistent with the Five-Year Consolidated Plan. The City has prepared its 2025-2029 Consolidated Plan, which is now available for public review.

30-Day Public Comment Period

The City is required to make a draft of the documents listed above available for public review for a period of 30 days. The required 30-day public comment period will commence on April 18, 2025 and end May 20, 2025. The draft 2025-2029 Consolidated Plan, including the FY 2025-2026 Action Plan and amended Citizen Participation Plan, will be available for public review at the public counter at Costa Mesa City Hall 2nd Floor – 77 Fair Drive, Costa Mesa, CA. City Hall is open Monday through Thursday and alternating Fridays, 8 AM to 5 PM. The draft will also be posted on the City's website: [Housing and Community Development | City of Costa Mesa \(costamesaca.gov\)](http://HousingandCommunityDevelopment1CityofCostaMesa.costamesaca.gov). Written comments regarding the draft action plan must be submitted to the attention of Mikelle Daily, 77 Fair Drive, Costa Mesa, CA 92626 or by email to [HCDO@costamesaca.gov](mailto:HCDO@costamesaca.gov). All written comments must be received by the City no later than 12 noon on May 20, 2025.

FY 2025-2026 Annual Action Plan

HUD funding for FY 2025-2026 has yet to be announced. However, for planning purposes, the City anticipates receiving an allocation of \$874,287 in CDBG funds and \$356,013 in HOME funds for FY 2025-2026 based on last year's allocation and the continuing resolution approved on March 15th for the 2025 Federal Budget. In addition, \$172,000 in prior year uncommitted CDBG funds, and \$50,000 in HOME program income funds, \$1,707,990 HOME prior year uncommitted funds are available for programming. The total amounts below reflect estimates based on the potentially available prior year funds, program income, and the FY 2025-2026 CDBG and HOME funding allocations. Funding amounts are subject to change based on actual allocations and may be higher or lower than estimated. Actual available amounts will be reflected in the final Action Plan. The proposed use of CDBG and HOME funds include the following:

Proposed CDBG Activity

• Public Services for lower-income persons	\$ 130,000
• Code enforcement of housing and building codes in eligible areas	\$ 385,000
• Housing rehabilitation administration	\$ 50,000
• Housing rehabilitation grants program	\$ 75,000
• Infrastructure & public facility improvements	\$ 230,287
• Program administration	\$ 174,857
	<b>Total \$1,045,144</b>

Proposed HOME Activity

• Single-family housing rehabilitation program	\$ 325,000
• Affordable Housing Development	\$1,500,000
• Community Housing Development Organization (CHDO) Reserve	\$ 53,402
• Tenant Based Rental Assistance (TBRA)	\$ 200,000
• Program administration	\$ 35,601
	<b>Total \$2,114,003</b>

Consistent with HUD guidelines, once HUD announces CDBG and HOME awards for FY 2025-2026, the City will adjust the funding for the activities listed above proportionally in order to equal the final grant awards, or as otherwise directed by the City Council.

Public Hearing

The City is required to hold a public hearing to receive additional public comments regarding the draft 2025-2029 Consolidated Plan (including the 2025-2026 Annual Action Plan and amended Citizen Participation Plan) and the 2025-2029 Orange County Regional Assessment of Fair Housing. **NOTICE IS HEREBY GIVEN** that the Costa Mesa City Council will hold a public hearing at its regular meeting on **Tuesday, May 20, 2025**, at 7:00 PM or as soon as possible thereafter, at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **May 20, 2025**. All materials, pictures, PowerPoint, and video submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. For additional information regarding the 2025-2029 Consolidated Plan and the 2025-2029 Orange County Regional Assessment of Fair Housing contact: Mikelle Daily, Grant Administrator at (714) 754-5678 or [mikelle.daily@costamesaca.gov](mailto:mikelle.daily@costamesaca.gov). The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>. 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa  
Published: April 17, 2025

AVISO PUBLICO  
AVISO DE PERIODO DE COMENTARIOS PÚBLICOS DE 30 DÍAS  
Y AUDIENCIA PÚBLICA QUE SE  
REALIZARÁ POR LA CIUDAD DE COSTA MESA  
SOBRE LA PRESENTACIÓN DEL PLAN CONSOLIDADO 2025-2029 Y EVALUACIÓN REGIONAL DE  
VIVIENDA JUSTA DEL CONDADO DE ORANGE 2025-2029

SE DA AVISO QUE el Concejo Municipal de la Ciudad de Costa Mesa llevará a cabo un periodo de comentarios públicos y una audiencia pública para dos acciones: 1) el Plan Consolidado 2025-2029, que incluye el Plan de Acción para Año Fiscal 2025-2026 y el plan Participación de Ciudadanos enmendado de la Ciudad, y 2) adopción de Evaluación Regional de Vivienda Justa del Condado de Orange 2025-2029. Estas acciones se llevan a cabo bajo conformidad con las regulaciones federales (24 CFR 91). Como receptora de fondos federales de Subvención en Bloque para el Desarrollo Comunitario (CDBG) y de Programa de Colaboración de Inversiones (HOME), la Ciudad debe preparar un Plan Consolidado cada cinco años. El Plan Consolidado es un plan estratégico de cinco años que identifica las necesidades de vivienda y de la comunidad; y estrategias, programas y recursos para abordar estas necesidades. El Plan de Acción delinea las actividades que serán financiadas anualmente bajo los programas CDBG y HOME consistentes con el Plan Consolidado de Cinco Años. La Ciudad ha preparado el Plan Consolidado 2025-2029, que ahora está disponible para revisión pública.

Periodo de Comentarios Públicos de 30 días

Se requiere que la Ciudad haga un borrador de los documentos mencionados anteriormente disponible para revisión pública durante 30 días. El periodo requerido de comentarios públicos de 30 días comenzará el 18 de abril de 2025 y finalizará el 20 de mayo de 2025. El borrador del Plan Consolidado 2025-2029, incluyendo el Plan de Acción Año Fiscal 2025-2026 y el Plan de Participación de Ciudadanos enmendado estará disponible para revisión pública en el mostrador público en el Ayuntamiento de Costa Mesa, segundo piso: 77 Fair Drive, Costa Mesa, CA. El Ayuntamiento está abierto de lunes a jueves y viernes alternativos, de 8 am a 5pm. El borrador también se publicará en el sitio web de la Ciudad <http://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development>. Los comentarios por escrito deberán enviarse a la atención de Mikelle Daily, 77 Fair Drive, Costa Mesa, CA 92626 o por correo electrónico a [HCDO@costamesaca.gov](mailto:HCDO@costamesaca.gov). Todos los comentarios escritos deben ser recibidos por la Ciudad a más tardar las 12 del mediodía el 20 de mayo de 2025.

Plan de Acción Anual Año Fiscal 2025-2026

Todavía no se ha anunciado los fondos del HUD para el año fiscal 2025-2026. Sin embargo, para fines de planificación, la Ciudad anticipa recibir una asignación de \$874,287 en fondos CDBG y \$356,013 en fondos HOME para el año fiscal 2025-2026 basado en la asignación del año pasado y la continua resolución aprobada el 15 de marzo para el Propuesto Federal 2025. Además, \$172,000 en fondos CDBG no comprometidos del año anterior y \$50,000 en fondos de ingresos del programa HOME, \$1,707,990 en fondos de HOME no utilizados del año anterior están disponibles para programación. Las cantidades totales a continuación reflejan los fondos del año anterior potencialmente disponibles, ingreso de los programas y las asignaciones de fondos CDBG y HOME para el año fiscal 2025-2026. Los fondos pueden cambiar dependiendo en la asignación actual y pueden ser menos o más de lo estimado. Los fondos realmente disponibles se reflejarán en el Plan de Acción final. El uso propuesto de los fondos CDBG y HOME incluye lo siguiente:

Actividad Propuesta de CDBG

• Servicios Públicos para personas de bajos ingresos	\$ 130,000
• Cumplimiento de códigos de vivienda y construcción en áreas elegibles	\$ 385,000
• Administración de rehabilitación de viviendas	50,000
• Programa de subvenciones de rehabilitación de viviendas	\$ 75,000
• Mejoras en la infraestructura y las instalaciones públicas	\$ 230,287
• Program administration	\$ 174,857
	<b>Total \$1,045,144</b>

Actividad Propuesta de HOME

• Programa de rehabilitación de viviendas unifamiliares	\$ 325,000
• Desarrollo de Vivienda Asequible	\$ 1,500,000
• Organización de Vivienda Comunitaria de Desarrollo (CHDO) Reserva	\$ 53,402
• Asistencia de Alquiler Basada en Inquilinos (TBRA)	\$ 200,000
• Administración de programa	\$ 35,601
	<b>Total \$2,114,003</b>

De acuerdo con las directrices del HUD, una vez que el HUD anuncie las concesiones de CDBG y HOME para el año fiscal 2025-2026, la ciudad ajustará proporcionalmente los fondos para las actividades enumeradas anteriormente con el fin de igualar las concesiones finales, o según lo indique el Concejo Municipal.

Audiencia Pública

Se requiere que la Ciudad facilite una audiencia pública para recibir comentarios públicos sobre el borrador Plan Consolidado 2025-2029 (incluyendo el plan de Acción Anual 2025-2026 y el Plan de Participación de Ciudadanos enmendado) y Evaluación Regional de Vivienda Justa del condado de Orange 2025-2029. **SE DA AVISO** que el Concejo Municipal de Costa Mesa llevará a cabo una audiencia pública en su junta regular el martes, 20 de mayo de 2025, a las 7:00 p.m. o tan pronto como sea posible después, en el Ayuntamiento de Costa Mesa, 77 Fair Drive, Costa Mesa, California.

Comentarios Públicos:

Los miembros del público que desean participar en la junta podrán encontrar las instrucciones en la agenda. También podrán enviar sus comentarios por correo electrónico a la Secretaría de la Ciudad a [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) donde se proporcionarán al Concejo Municipal, se pondrán a disposición del público y serán parte del registro. Cualquier comunicación escrita, fotografía u otro material para copiar y distribuir al Concejo Municipal que tenga 10 páginas o menos, puede enviarse por correo electrónico a [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), enviarse a la Oficina de la Secretaría de la Ciudad en una memoria USB o enviarse por correo a la Oficina de la Secretaría de la Ciudad. Por favor envíe los materiales a la Secretaría de la Ciudad **LO ANTES POSIBLE, PERO NO MÁS TARDE DE LAS 12:00 PM** el día de la audiencia, **20 de mayo de 2025**. Todos los materiales, fotografías, PowerPoint y videos enviados para su exhibición en una reunión pública deben ser revisados previamente por el personal para verificar su idoneidad para el público en general. No se aceptarán enlaces a videos de YouTube u otros servicios de transmisión, se deberá enviar un archivo de video directo al personal antes de cada reunión para minimizar las complicaciones y reproducir el video sin demora. El video debe tener uno de los siguientes formatos, .mp4, .mov o .wmv. Solo se puede incluir un archivo por orador para comentarios públicos. Tenga en cuenta que los materiales enviados por el público que se consideren apropiados para el público en general no se redactarán de ninguna manera y se publicarán en línea tal como se envían, incluida la información de contacto personal. Para obtener ayuda, comuníquese con la Oficina de la Secretaría de la Ciudad al (714) 754-5225. Para más información sobre el Plan Consolidado 2025-2029 y la Evaluación Regional de Vivienda Justa del condado de Orange 2025-2029, comuníquese con Mikelle Daily, Administradora de Subvenciones al (714) 754-5678 o [mikelle.daily@costamesaca.gov](mailto:mikelle.daily@costamesaca.gov). La agenda del Concejo Municipal y los documentos relacionados se pueden ver en el sitio web de la Ciudad en <http://costamesaca.gov>, 72 horas antes de la fecha de la audiencia pública. **SÍ LA ACCIÓN MENCIONADA ANTERIORMENTE SE RECHAZA EN LA CORTE**, la impugnación puede limitarse solo a los asuntos planteados en la audiencia pública descrita en el aviso, o en la correspondencia escrita entregada al Concejo Municipal en la audiencia pública o antes de ella.

Brenda Green, Secretaría Municipal, Ciudad de Costa Mesa  
Publicado: 17 de abril de 2025

Legal Notices

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on **May 6th 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:  
**3190 Pullman St. Costa Mesa, CA 92626 (714)243-4094**  
**12:00 PM**  
Justin Freeman  
John Mkrtchian

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes 4/17/25

**CNS-3915752#**  
**DAILY PILOT**

CITY OF LAGUNA BEACH:  
ADOPTION OF **ORDINANCE NO. 1714**  
RELATED TO REGULATING E-BIKES

Ordinance No. 1714 titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, ADDING CHAPTER 10.16 (ELECTRIC BICYCLES AND OTHER ELECTRIC TRANSPORTATION CONVEYANCES) TO TITLE 10 (TRAFFIC) OF THE LAGUNA BEACH MUNICIPAL CODE TO ESTABLISH REGULATIONS ON THE OPERATION OF ELECTRIC BICYCLES AND OTHER ELECTRIC TRANSPORTATION CONVEYANCES IN THE CITY, AND FINDING THE ACTION IS NOT A PROJECT REQUIRING FURTHER ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT" was reintroduced at the City Council meeting of March 25, 2025, and adopted on April 8, 2025, on the following 5-0 vote: AYES: Jones, Kempf, Whalen, Orgill, Rounaghi, NOES: None; ABSENT: None, ABSTAIN: None.

**Ann Marie McKay, City Clerk**

CITY OF LAGUNA BEACH:  
ADOPTION OF **ORDINANCE NO. 1717**  
RELATED TO REGULATING E-BIKES

Ordinance No. 1717 titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, ADDING CHAPTER 11.70 (SLOW STREETS PROGRAM) TO TITLE 11 (STREETS AND SIDEWALKS) OF THE LAGUNA BEACH MUNICIPAL CODE TO ESTABLISH THE SLOW STREETS PRO-GRAM AND FINDING THE ACTION IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.25" was introduced at the City Council meeting of March 25, 2025, and adopted on April 8, 2025, on the following 5-0 vote: AYES: Jones, Kempf, Whalen, Orgill, Rounaghi, NOES: None; ABSENT: None, ABSTAIN: None.

**Ann Marie McKay, City Clerk**

SUMMONS  
(CITACION JUDICIAL)  
Case Number (Numero del Caso):  
30-2024-01396804-CU-OR-CJC

NOTICE TO DEFENDANT:

**(AVISO AL DEMANDADO):**  
GILL DEVELOPMENT & CONSTRUCTION Co.,a partnership; GLEN J. GILL, an individual; F.E. COBER, an individual; HAROLD W. CAWARD, an individual; DAVID EDMUND DOWALL and DIANE HOPE DOWALL, TRUSTEES OF THE DAVID EDMUND DOWALL and DIANE HOPEDOWALL TRUST LIVING TRUST dated APRIL 21, 2014; ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFFS' TITLE, OR ANY CLOUD ON PLAINTIFFS' TITLE THERETO; DOES 1 through 100, inclusive

**YOU ARE BEING SUED BY PLAINTIFF:  
(LO ESTÁ DEMANDANDO EL DEMANDANTE):**  
SABEE MOLLOI

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web Site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

**The name and address of the court is: (El nombre y dirección de la corte es):**  
Orange County Superior Court  
700 Civic Center Drive West,  
Santa Ana, CA 92701

**The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de telefono del abogado del demandante, o del demandante que no tiene abogado, es):**  
Kyle Gurwell, Esq. Law Office of Kyle Gurwell  
10055 Slater Ave., Suite 250  
Fountain Valley, CA 92708  
(562) 600-9989

**Date: (Fecha)** 02/14/2025

David H. Yamasaki Clerk  
(Secretario)  
Athena Burton Deputy  
(Adjunto)

**CLASSIFIED**  
**It's the solution you're searching for-whether you're seeking a home, apartment, pet or new occupation!**

Legal Notices

Legal Notices

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 180404 Title No. 95530629-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/25/2021. 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. On 05/12/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/30/2021, as Instrument No. 2021000217578, in book xx, page xx, of Official Records in the office of the County Recorder of Orange County, State of California, executed by Roger H. Hunt, a married man as his sole and separate property, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 117-372-44 The street address and other common designation, if any, of the real property described above is purported to be: 470 Cabrillo St, Costa Mesa, CA 92627 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, 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the 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: \$557,481.77 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 4/9/25 Prime Recon LLC Prime Recon LLC, may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonciff, Assistant Vice President 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 (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - [www.auction.com](http://www.auction.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#180404. 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website [www.auction.com](http://www.auction.com) or [auction.com/sbl079](http://auction.com/sbl079) for information regarding the sale of this property, using the file number assigned to this case TS#180404 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. A-FN4840129 04/17/2025, 04/24/2025, 05/01/2025

Legal Notices

Legal Notices

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010301935 Title Order No.: 240617309 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/10/2022. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/14/2022 as Instrument No. 2022000215138 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: MARY KAY PARK AS TRUSTEE OF THREE TWOSIX TRUST DATED 04/10/2022, FOR THE BENEFIT OF MARY KAY KIM PARK, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 05/15/2025 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 453 VISTA TRUCHA, NEWPORT BEACH, CALIFORNIA 92660 APN#: 440-241-49 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, 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the 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 \$1,787,345.64. 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web Site [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 00000010301935. 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 833-561-0243, or visit this internet website [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) using the file number assigned to this case 00000010301935 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 04/01/2025 A-4839260 04/17/2025, 04/24/2025, 05/01/2025

TOP BRANDS

BIGGER SAVINGS

latimes.com/Coupons



Clipping coupons online is easier than ever.

Now you can sort by brands, ZIP code and categories to save money on your favorite items.

FIND IT. LOVE IT. BUY IT.

THE SHOP



BOYS' VOLLEYBALL

Huntington Beach snaps league title drought

BY ANDREW TURNER

Huntington Beach's high-powered attack has hammered its way through many an opponent this year, which left the boys' volleyball program on the cusp of an outright Sunset League title on Friday.

When the Oilers finished the job at Newport Harbor, black-and-orange T-shirts were handed out to commemorate the accomplishment.

As the second-ranked team in the CIF Southern Section power rankings, the Oilers surely have more season-long goals to strive for, but Huntington Beach coach Craig Pazanti felt this was a significant one.

The Sunset League boasts schools that compete in the section's top playoff division with regularity, and with a 25-21, 12-25, 25-18, 25-21 win over the Sailors on Friday, the Oilers put the finishing touch on their first league title since 2016.

"It's a tough league," Pazanti said. "We've been one of the top teams in CIF for the last six, seven, eight years and still haven't won a league title."

Pazanti said the T-shirts arrived earlier that day after the Oilers clinched at least a share of the league championship with a straight-sets win at Edison on April 9.

Huntington Beach (30-3, 11-0 in the Sunset League) can cap an undefeated run through the league with a win over Fountain Valley at



James Carbone

**THE HUNTINGTON BEACH** boys' volleyball team celebrates a point against Newport Harbor on Friday in a Sunset League match.

home on Tuesday.

After that, the Oilers will turn their attention to the CIF postseason, where they will embark on a quest to bring the program its sixth section championship. Pazanti led the Oilers to three consecutive CIF titles from 2013 to 2015, the spoils that came via a 121-match win streak from 2013 to 2016, by far the longest winning streak in section history.

Huntington Beach had hoped to square off with top-ranked Manhattan Beach Mira Costa in the Santa Barbara Tournament of Champions, but Chicago Marist beat both of the Southern Section favorites

in about a five-hour span on April 5.

"We ran into a team that was playing pretty hot," Pazanti noted. "They were playing pretty well. I think they got their legs under them in that match on [April 3], when they lost at [Mira] Costa pretty badly, so they were kind of out for a little redemption, too... I think we really wanted to get a chance to play Mira Costa, but we still have a chance, so we control our own destiny at this point now. I think with the way the rankings are, we should be playing at home a lot of matches in the playoffs."

There are options on the floor for the Oilers, en-

hanced by the development of Justin Bulsombut in the middle. It has freed up Logan Hutnick (16 kills) and Ben Arguello (11 kills and two block assists) on the pins, and Nick Ganier (eight kills and three blocks assists) has to be accounted for at middle blocker.

Then there's Colin Choi, who fits a mold that Pazanti has often tied to program success. The Oilers' coach is comforted by the defensive abilities in the back row of Choi, who also compiled 11 kills and three total blocks against the Sailors.

"The unsung hero every night is Colin Choi," Pazanti said. "He does all the little things. He's one-on-one a

lot. When he gets his sets, he takes advantage of it. With him and [Aiden] Atencio, it's like having a second libero out there when he's in the back row because he's such a great passer [and] defender, but he can score. They're so focused on Ganier when he's in the front row. He gets a lot of one-on-ones, and he takes care of the ball when he gets those opportunities."

Choi's two brothers — Sinjin and Ethan — previously played for the Oilers, but he is the first to win a league title. With a chance to add on, he's hopeful the team can call in a favor from friends to strengthen their home-court advantage.

"I think a lot of the guys have a lot of connections, so I think if we really try, we can definitely fill up the gym," Choi said.

Kai Gan, charged with running the Oilers' offense, had 42 assists and two solo blocks.

Newport Harbor (17-9, 6-5) has clinched a playoff spot. Four automatic postseason berths are allocated to the Sunset League, which consists of seven teams. The others will go to Corona del Mar (16-5, 9-2) and Edison (11-11, 6-4).

The latest rankings released on Tuesday placed Newport Harbor ninth in the Southern Section. If only eight teams were taken in Division 1, and if the Sailors remained outside the threshold, the Sailors' prospects would improve dramatically in another

bracket. The section will release its boys' volleyball playoff pairings on Saturday, April 26.

Newport Harbor showed what it could do in making Huntington Beach work for every point down the stretch on Friday. Outside hitter JP Wardy had 10 of his match-best 25 kills in an explosive second set.

"A ton of buy-in through the whole match," Newport Harbor coach Matt Johnson said of his team's performance. "We just had endless and relentless effort, which is a big thing that we've been working on in practice of just going for the ball no matter what. I think that showed tonight. We just keep going, and we're capable of just continuing to go and go and go."

Opposite Henry Clemo added 15 kills and three block assists, outside hitter Wyatt Nichols had seven kills, and middle blocker Jack O'Brien chipped in with four kills and four block assists. Setter Charlie Von Der Ahe dished out 49 assists to go with 1½ blocks and a service ace.

Newport Harbor will play in the Redondo Tournament this weekend, where Johnson said the Sailors will be in a "power pool" that includes Edison, San Diego Torrey Pines (17-2) and the host Sea Hawks, who are 24-4 overall.

"That's going to be a great day of volleyball," Johnson added.

andrew.turner@latimes.com  
Twitter: @AndrewTurnerTCN

OLYMPICS

Continued from page A1

Olympics), and in talking to many of the world's athletes, we knew that any solution for L.A. had to feature the best performance waves," Aguerre said. "There is no doubt that location is Trestles. We would like to thank the LA28 leadership team and the International Olympic Committee for their understanding and support of the best

conditions for the athletes."

Beach volleyball went to Long Beach, becoming the city's 11th sport it will host for LA28. Long Beach is the closest venue to Huntington Beach for LA28. That city will also host coastal rowing, sport climbing, target shooting, handball, rowing, canoe sprint, sailing, marathon swimming, water polo and artistic swimming.

"As a beach city synonymous with surf and sand,

we were honored to be considered in the Olympic Games conversation," said Kelly Miller, president and chief executive of nonprofit tourism organization Visit Huntington Beach, in a statement. "While we're not an official venue for LA28, we're proud to be part of the energy and spirit of the Games. With our ideal coastal location between Los Angeles and Orange County competition sites, Huntington Beach will be the ultimate fan

destination before, during and after the Olympics."

Miller added that his organization will be working closely with officials to provide training opportunities for thousands of athletes preparing for LA28.

Anaheim is the only other Orange County venue location selected by LA28, as indoor volleyball will be held at Honda Center.

matthew.szabo@latimes.com  
Twitter: @mjszabo



**BRAZIL'S ITALO** Ferreira competes at the World Surf League finals at Lower Trestles Beach in 2022.

File Photo

DREAM

Continued from page A2

FIRST TEAM

**Aaron De Santiago**

G | Fountain Valley | Sr.

The crafty De Santiago was one of the top scorers in not only the Sunset League, but all of Orange County. He finished the regular season fifth in the county in scoring at 24.1 points per game and added 94 three-pointers, tops in the county through the first round of the playoffs. De Santiago, a first-team all-league selection, helped Fountain Valley (19-10) finish fourth in the highly competitive league and holds its open in its Division 1 postseason opener, before falling on the road at Mater Dei.

**Derick Johnson**

G | Edison | Jr.

Johnson was the top player for the Chargers and their first-year coach Josh Beaty all year, making a

**EDISON'S DERICK**

Johnson sinks a three-point basket against Pacifica Christian Orange County early in the season.



Don Leach

bunch of big shots in Sunset League games for Edison (17-12, 7-5 in league). He helped Edison finish second behind league and CIF champion Los Alamitos and advance to the Division 1 playoffs. A first-team all-league selection, Johnson also crashed the offensive boards for the Chargers, finishing the year averaging 19 points and six rebounds per game.

**Maxwell Scott**

G | Corona del Mar | So.

Scott is a repeat first-team Dream Team selection after another year of growth, averaging 18.8 points per game. The first-team All-Sunset League performer helped the Sea Kings (21-9) finish third in league and advance to the Division 1 playoffs, where they upset Rancho Cucamonga on the road in the first round before a narrow

home loss to Rolling Hills Prep. He projects to be one of three returning starters for CdM next year.

**Logan Stewart**

F | Pacifica Christian Orange County | Sr.

At 6-foot-6, Stewart was more than capable inside for the Tritons, just like his older brother Alex before him, and proved a pivotal part of a squad that could win a league title and advance to the CIF championship game. Logan averaged 11.6 points per game, second on Pacifica Christian, and led the squad with 6.6 rebounds per contest. He was a first-team All-San Joaquin League selection.

**Jack Berry**

G | Newport Harbor | Sr.

The smooth-shooting Berry, a repeat first-team Dream Team selection, again guided the Sailors (18-12) through a tough Sunset League, ultimately tying for fifth place. The 6-

foot-3 shooting guard averaged 18 points, five rebounds and four assists per game on his way to a first-team all-league selection, tallying well more than 1,000 points in his three-year career. The Euclid Extravaganza tournament MVP helped the Sailors make the second round of CIF before losing to eventual finalist Pacifica Christian.

**James Karahalios**

G | Sage Hill | Sr.

The 6-foot senior guard helped the Lightning make their inspired run to the CIF finals, averaging 11 points and five rebounds per game. Bryant called him a quiet leader, always responding to adversity or criticism in a positive way. Karahalios was a first-team All-Pacific Coast League and first-team All-CIF selection.

**Barak Simon**

G | Marina | Sr.

A year after helping his squad win its first CIF boys'

basketball championship, Simon was a first-team All-Sunset League selection for the Vikings. The 6-foot point guard kept Marina (17-11) competitive in league until the final game, though the team narrowly failed to make the postseason after tying for fifth place.

**SECOND TEAM**

Position, Name, School, Year

C Jackson Cryst, Sage Hill, Sr.  
G Dylan Gomez, Marina, Sr.  
G Oliver Nakra, Corona del Mar, Jr.  
F Richie Toledo, Los Amigos, Sr.  
G Marlee Slone, Costa Mesa, Jr.  
G Jayden Oei, Edison, Sr.  
G Jamil House, Huntington Beach, So.  
F Owen Saukkola, Newport Harbor, Jr.  
G Devin Payne, Fountain Valley, Sr.

matthew.szabo@latimes.com  
Twitter: @mjszabo

MARKET

Continued from page A1

tended Tuesday's meeting said they feared the merchants supplying their favorite carrots, strawberries, pomegranates, flowers, cuts of meat and more may go away if the market changes management. Current operator Heil claimed that only one of its current vendors had been contacted by Heritage.

Several public speakers cited the adage "if it ain't broke, don't fix it." They said they preferred that the market remain solely for the exchange of artisan produce. Many worried that adding food vendors, music and public events would make it a larger event that would result in more noise and traffic.

Opponents of the change in vendors claim more than 1,000 people had signed a petition to prevent the



Susan Hoffman

**SHOPPERS FREQUENT** the Corona del Mar Certified Farmers Market Saturday to load up on fresh food and flowers.

move.

"The people are really angry in the community," Heil told the Pilot at the most recent Corona Del Mar Farmer's Market on Saturday. "I've never seen anything like this where the city council go up against the will of the people who

like it and don't want to change something that's been there 29 years."

However, Turner said he has heard from numerous people in the Newport Beach community who want to see the market evolve into a more family-oriented event. He said that

includes local chefs and merchants who had been denied after expressing interest in doing business at the market.

Turner also refuted Heil's claim that only one vendor had been contacted by Heritage. The nonprofit's executive director said emails were sent prior to Tuesday's meeting to about 15 or 20 merchants currently doing business at the Corona Del Mar market, and 14 had replied expressing interest in staying under new management. Turner added that he was hesitant to contact them before confirming the new license agreement, but had been advised by city staff to do so.

Concerned Corona Del Mar residents said that email was the first notification they received regarding new management and the city did not reach out to them for input. Many said the preliminary message from Heritage was evi-

dence that the change was a "done deal" even before council members cast their votes.

"We like the Farmers Market the way it is," said Corona del Mar resident and petition monitor, Carole Geronson said Saturday. "Everyone we talked to there was not one person that doesn't absolutely love it the way it is."

Turner, as well as members of the council, acknowledged that more could have been done to engage residents before the issue came to council. However, he said Heritage's immediate priority will be building a bridge with the Corona Del Mar Community to ensure the market continues to meet their needs and wants, while growing to include more of their neighbors.

Before voting on the new agreement, Councilman Weigand asked that provisions for the inclusion of

live music be removed. Mayor Pro Tem formally backed that amendment, which was seconded by Councilman Noah Blom. Councilmembers also asked city staff to further study potential impacts to traffic.

"I get it they don't want to lose something they have none of us do once we have it... nobody on this dais ever wants to see food trucks," Blom said. "I'm here to give new things a try because something it's amazing what happens when we take a chance on something new. And I hear the scoffing from people in the room, mainly from the current operator."

Blom and other councilmembers also noted that the new license is revocable, and can be terminated if new management does not prove satisfactory.

dailypilot@latimes.com  
Twitter: @TheDailyPilot