Daily Pilot

THURSDAY, MARCH 27, 2025 /// dailypilot.com



Photos by Don Leach | Staff Photographer

PAGE ACADEMY student Alex Cox siphons water from a miniature aquifer at the Mesa Water Education Center Tuesday.

Water district hopes center for kids has trickle-down effect

trict officials are hoping to change by letting students experience through interactive exhibits how the drinking water in their own homes gets from Orange County's underground aquifers to the taps, exploring each step it takes along the way.

A new 2,400-square-foot Mesa Water Education Center opened in January, offering more than 20



PAGE ACADEMY students compare redwood tea and nanofiltered water on a tour of the new Mesa Water Education Center Tuesday.

hands-on stops and stations spe- \$1 million in capital project learning about the earth's climate, weather systems and the water cycle.

Mesa Water Board President Marice H. DePasquale said officials were considering seismic upgrades at a water reliability facility on Costa Mesa's Gisler Avenue when they decided to invest

cially tailored for fifth-graders funds toward the creation of the new center.

"We decided to take the opportunity to focus on education and outreach," she said Tuesday during a tour of the site. "We need to start doing a really good job at promoting these jobs, giv-

See Water, page A2



Andrew Turner

LAGUNA BEACH City Atty. Megan Garibaldi during the City Council meeting on Tuesday. The Laguna Beach City Council approved an employment agreement for Megan Garibaldi as city attorney.

Laguna Beach opts to bring its legal counsel in house

BY ANDREW TURNER

Laguna Beach has made a move to establish its own legal department, as the City Council on Tuesday unanimously approved an employment agreement for Megan Garibaldi to served as city attorney.

The city had a decades-long track record of contracting for its legal services and had entered into a five-year agreement with Best Best & Krieger, LLP on Sept. 11, 2023.

Garibaldi has represented the city as its lead legal counsel since the agreement. The council's

move on Tuesday will provide for in-house legal services and make Garibaldi a city employ-

City staff estimated the contracted legal services cost the city between \$2.4 and \$2.5 million annually. Financial analysis shown in a staff report projected the in-house model to come at a cost of approximately \$2.1 million.

"I think anytime you can save \$400,000 a year and ensure a faster and more effective legal support system, it's a

See Counsel, page A5

New H.B. complex offers comfort for seniors

Pelican Harbor offers 42 units for seniors, many of whom were previously homeless.

BY MATT SZABO

Janet Di Pietro used to spend a lot of time in the parking lot of the International House of Pancakes in Costa Mesa.

Di Pietro's plan had nothing to do with breakfast, and everything to do with survival.

With people not taking vacations, her business as an in-home pet sitter fell apart soon after the coronavirus pandemic began. She went from couch surfing at friends' houses to sleeping in that IHOP parking lot in her truck.

She had suddenly become homeless.

"The city of Costa Mesa kept tapping on my window," Di Pietro said. "They said, 'If we catch you here one more time, we're going to impound your vehicle and possibly take your dog to the animal

See **Seniors**, page A3

Trump flag over Talbert Marsh removed

A pro-Donald Trump flag put up months ago on an SCE pole came down this week.

BY ERIC LICAS

John Villa, executive director of Huntington Beach Wetlands Conservancy, has no idea who hoisted a blue flag near Talbert Marsh bearing the words: "Trump 2024" and the slogan "Take America Back" a couple dozen feet up an electrical pole, likely hopping a fence that surrounds the nature preserve his nonprofit manages in order to do so.

All he knows is that it was been hanging over Coast Highway since well before the president's inauguration, it wasn't supposed to be up there in the first place and it was still there months after he took office.

"We had a car go off of the road and airborne into Talbert Marsh right there in October,"

See Flag, page A3

GOLF

BY SARA CARDINE

When asked to envision future

career paths, most kids will de-

scribe jobs in fashion design and

music production or pinpoint

lucrative fields such as medicine

or law. Few are likely to land on

hydrogeologist, systems operator

That is a tide Mesa Water Dis-

or water distribution engineer.

Miguel Ángel Jiménez sinks short birdie for first Hoag Classic title

BY MATT SZABO

Professional golfer Miguel Ángel Jiménez is a cigar aficionado. He enjoyed a Arturo Fuente victory cigar on Sunday at Newport

Beach Country Club, after smokcompetition at the Hoag Clas-

Jiménez made a tap-in birdie putt on hole No. 18 to win the PGA Tour Champions event for the first time, finishing the tournament at 15 under par to win by a stroke.

In a post-tournament ceremony on the 18th green, Hoag officials presented him with the \$300,000 first-place check and gave him the traditional Doctor of Golf white jacket.

Jiménez, who shot four-underpar 67 on Sunday, became the first multiple winner this year on the tour and notched his 15th win of his career on PGA Tour Cham-

'Two victories in four tournaments I play, 50%, that's not bad, eh?" he quipped. "No, it's very

Stewart Cink of Georgia and Champions Tour rookie Freddie Jacobson of Sweden finished tied for second at 14 under par. Y.E. Yang of South Korea placed fourth at 13-under.

Steven Alker, two-time Hoag Classic champion Ernie Els and Michael Allen were all three shots back at -12.

Newport Beach resident Fred Couples, who won the tournament in 2010 and 2014 and was vying to become the first threetime champion, was even-par Sunday and finished at -11, tied for eighth place with Alex Ceika.

Couples had come into the final round tied for first with liménez.

Jiménez acknowledged that Couples, who was seeking his first PGA Tour Champions win since

See **Hoag**, page A5



Don Leach | Staff Photographer

MIGUEL ÁNGEL JIMÉNEZ from Spain is introduced as the winner of the the Hoag Classic golf tournament on Sunday.





FRI, MAR 28 **TURN THE PAGE** NEW WAVE 80; PARTY



SUN, MAR 30 **COLIN JAMES**



TUE, APR 1 JORMA KAUKONEN

TURN THE PAGE

(BOB SEGER & THE SILVER BULLET TRIBUTE)

NEW WAVE 80s PARTY 3/28

(Music of Billy Idol, The Pretenders and The Cure)

3/29 SUPER DIAMOND (Neil DIAMOND TRIBUTE)

3/30 **COLIN JAMES**

4/1 **JORMA KAUKONEN**

4/2 **ANDERS OSBORNE**

4/3 **OUR HOUSE**

(Music of Crosby, Stills, Nash & Young)

4/4 THE SMITHEREENS WITH JOHN COWSILL

4/5 HERMAN'S HERMITS FT PETER NOONE

4/6 HERMAN'S HERMITS FT PETER NOONE

4/7 LEARNING TO FLY (A Tom PETTY TRIBUTE)

4/10 **JACKLY**

DON CARLOS 4/11

4/12 MIRAGE (TRIBUTE TO FLEETWOOD MAC)

BOBBY GRAY 4/13

4/18 WILD CHILD (Doors Tribute)

4/19 **STEVIE WONDER TRIBUTE** (Doug Starks' "Higher Ground")

4/24 THE WAILERS

4/25 TOM GREEN (COMEDY TOUR)

PIANO MEN: GENERATIONS 4/26

IN THE AIR TONIGHT 5/2

(PHIL COLLINS & GENESIS TRIBUTE) THE OCEAN BLUE

5/8 **ROBERT CRAY**

5/3

5/9 **ROBERT CRAY**

SHINE ON (THE LIVE PINK FLOYD EXPERIENCE)

ISRAEL VIBRATION, DUANE STEPHENSON 5/11

& ROOTS RADICS

5/15 ALL FIRED UP (PAT BENATAR TRIBUTE)



WED, APR 2 ANDERS **OSBORNE**



OUR HOUSE



SUN, APR 6 HERMAN'S HERMITS LEARNING TO FLY & PETER NOONE (A TOM PETTY TRIBUTE)



MON, APR 7

5/16 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)

5/17 **DEAD MAN'S PARTY**

5/18 THE DAY THE MUSIC DIDN'T DIE

5/22 **FOGHAT**

5/23 **RICHIE KOTZEN**

5/24 QUEEN NATION (Re-IMAGINED SYMPHONIC ROCK SHOW)

5/29 THE WAR & TREATY

5/30 **YACHTY BY NATURE**

5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)

6/1 **KEN GARCIA**

BIG COUNTRY 6/5

6/6 THE WINEHOUSE EXPERIENCE

6/7 YYNOT (TRIBUTE TO RUSH)

6/12 **PURE PRARIE LEAGUE**

6/13 **BUFFETT BEACH**

6/14 **DON MCLEAN**

6/15 LIVE DEAD & BROTHERS (An All-Star Celebration of

GRATEFUL DEAD & ALLMAN BROTHERS)

MATTEO MANCUSO 6/18

6/20 EVE 6

6/21 **CLASSIC ALBUMS LIVE:**

DAVID BOWIE'S ZIGGY'S STARDUST

THE ULTIMATE ROCK BAND: 7/4

THE GREATEST ROCK HITS OF ALL TIME

JOURNEY USA 7/18

7/19 **FAST TIMES**

7/26 **VENICE**

8/6 **TAJ FARRANT**

8/9 **LED ZEPAGAIN**

8/15 THE MOTELS

8/28 **TAB BENOIT**

9/7 BENISE (25 YEARS OF PASSION)

WHAT'S NEW PUSSYCAT

10/3 **WAYNE NEWTON**

11/15 Y&T

11/16 GEOFF TATE'S OPERATION: MINDCRIME

(THE FINAL CHAPTER)

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On-duty H.B. officer involved in multi-car crash, 6 hospitalized

BY SARA CARDINE

Six individuals were hospitalized Sunday night following a multi-vehicle crash near Beach Boulevard and Yorktown Avenue involving an on-duty Huntington Beach police officer in a marked patrol vehicle.

Huntington Beach Police Department spokeswoman Jessica Cuchilla confirmed Monday morning an unidentified officer was driving one of the vehicles in the collision. Because the officer was on duty at the time, the matter is being investigated by the California Highway Patrol's Westminster station.

Calls to the CHP Monday were not immediately returned. City News service re-

ported the crash was called in at 10:15 p.m. It was unclear then whether the officer may have been responding to a call and had his or her lights and siren activated at the time. A news videographer at the scene told CNS the officer's SUV had sustained front-end damage and that the side door of a black Kia had also been damaged in the collision.

Six people were taken to area hospitals for treatment, although the extent of their injuries or whether the HBPD officer was one of those injured was not immediately known.

Traffic on Beach Boulevard was closed in both directions at Williams Drive, just north of the intersection, for several hours before reopening, the police department reported on social media following the crash.

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3 Newport restaurants cited for serving alcohol to minors in police sting

BY ERIC LICAS

State officials caught three Newport Beach restaurants serving alcohol to a minor in a sting operation last week.

California Alcoholic Beverage Control officials sent supervised minors into eight different establishments on March 18. Citations were issued to the three found serving booze to them: Bear Flag Fish Company, Great Mex Grill and 22nd Street Pizza.

"Great job to the servers and sellers of alcohol at the five locations in which the underage decoys were not able to purchase alcohol," California Statewide Law Enforcement Assn. President Alan Barcelona said in a statement. "We always hope for a success rate of 100%, in which all server card patrons and decline to serve or sell those under

Proprietors of businesses caught selling alcohol to minors for the first time may face a fine of up to \$1,000 or up to 32 hours of community service. Repeated or egregious violations can lead to the the suspension or permanent revocation of a liquor license.

eric.licas@latimes.com

Man convicted of molesting 2 girls while living in their home

BY CITY NEWS SERVICE

Sentencing is scheduled for May 9 for a 47-year-old man convicted of sexually assaulting two girls while living with their family in Costa Mesa.

Nelson Anibal Saavedra was convicted Monday of molesting the girls from 2015 through 2022, according to court records.

The oldest girl told investigators she was assaulted starting when she was 6 when she was 12 years old and a classmate "nearly dragged" her to their principal's office to

Deputy Dist. Atty. Alyssa Marie Staudinger said in her opening statement of the trial. The victim's sister said

report the alleged abuse,

she was first assaulted once in second grade when she 7 or 8, Staudinger said. When police went to

question Saavedra at his job at a fast food restaurant in Newport Beach, he told them the older girl was "sexually aggressive" and came on to him, but he pushed her away, Staudinger said. He also told investigators he hugged the sister once while aroused,

Staudinger said. Bobby Shui of the Or-

ange County Public Defender's Office, who said there were "no forensics" in the case that could prove Saavedra's guilt, told the court his client and the mother of the girls worked together at the fast food restaurant. The mother was his boss, he added. The two lived in a crowded house and worked the same shift so there were no opportunities to commit the attacks.

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WATER

Continued from page A1

en our aging workforce. So, we worked out here what I think is a really incredible thing."

Kids visiting on school field trips can stand in a mini redwood forest. sprayed by water misters mimicking the coastal fog that, in nature, hydrates the trees' needle-like leaves. They can drink the amberhued "redwood formed from the decomposition of redwood trees in Costa Mesa more than 100,000 years ago into underground water

"We had it age-dated and it's about 12,000 years old," said Mesa Water General Manager Paul Shoenberger of the substance. "You can drink it out of the ground and it's the softest water you can get, but it does have that amber tint."

A nanofiltration system already at the site, which filters out the organic materials that color the water, is another stop on the tour designed to acquaint kids with Mesa Water District and the vast \$1-billion infrastructure that comprises 300 miles of underground pipes, 3,400 fire hydrants and wells with capacities of up to 10 million gallons.

At the end of the tour,

students can make their own miniature aquifers inside a jar using a straw to replicate a well casing stuck into a sand-gravel mixture. Through a hollow plastic syringe, they can inject water into the system and draw it out through the

Students from Costa Me-



WATER Board President Marice H. DePasquale shows a valve sysem and fire hydrant during a tour Tuesday of the Mesa Water

Education

Center in

Costa Mesa.

MESA

Don Leach

sa's Page Academy, who first visited in January after education center's the grand opening, participated in Tuesday's tour. Fifthgrade science and math teacher Chris Aihara said the offerings are compatible with what they're learning in the classroom.

"We study water as it affects the earth's systems the water cycle, distribution — and this brings what we teach to life and just makes it real," she said. "You can see underground what's happening, usually that's a mystery. It makes engaging in it all simpler. It becomes something that they deal with every day."

Natalie Solis, a 10-yearold Newport Beach resident, said she initially thought the class would be visiting an outdoor water facility and was pleasantly surprised by the exhibits and activities.

"It was really cool, because we got to interact with all this stuff," the fifthgrader said, adding that she still has her mini aquifer from January. "I took it home and showed my mom and told her about it. Now, it's on a shelf in my

room — we made sure my siblings didn't touch it because I didn't want it to break."

Classmate Amelia Mackulin said she learned a lot about how water is pumped and distributed and enjoyed sampling the redwood tea, which she described as having an earthy taste. Did the visit get her thinking about a future ca-

reer in water? "They showed a water tester, and I'm interested in that because I like science and math," the 11-old Huntington Beach resident admitted.

DePasquale said as public agencies across the state experience a "silver tsunami" of employees approaching retirement age, more needs to be done to recruit young people by conveying the breadth of water industry jobs, many of which pay well even without a college degree.

"They don't have a clue that these jobs exist, and we're going to change that," she said. "It behooves us to do that."

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BASEBALL

H.B. falls to La Mirada in Boras Classic South quarterfinals

BY SCOTT FRENCH

SANTA ANA — Benji Medure says this is the most talented group he's fielded in 25 years in charge of Huntington Beach's powerhouse baseball program, that it could be the best of his teams, and let's see how that plays

It's likely to be determined, among other things, over the course of three tournaments: the CIF Southern Section Division 1 championship come May, next month's National High School Invitational in Cary, N.C., and this week's 16-team Boras Classic, Southern California's prestige

The Oilers (7-1), boasting a booming lineup and unprecedented pitching depth, took an impressive first step along the path, riding Otto Espinoza's arm and Trevor Goldenetz's bat and glove to a 4-1 victory over Aquinas in Tuesday morning's Boras opener at Mater Dei High School.

They hit a speed bump in the tournament quarterfinals on Wednesday, though, losing to La Mirada (9-1) by the same 4-1 score for their first loss of the season. Huntington Beach will play in a Boras Classic fifth-place semifinal game on Thursday.

Despite the setback, the Oilers have been encouraged by their fast start.

"I think we're the best team in the country," said Goldenetz, an All-CIF center fielder whose twoout, two-run double in the fourth and crashing-into-the-wall catch in the sixth separated the sides on Tuesday. "I think we can do everything we want to do, as long as we keep going and stay as a team."

The Oilers — No. 3 in the country, Sports Illustrated and Max-Preps agree — have it all written down.

"We have it written in the white board," said Espinoza, a 6-foot-3, Cal-bound right-hander. "We have everything on a check board, and they're all boxed and waiting to be checked."

Espinoza surrendered just two hits in five shutout innings against an Aquinas attack that had scored 67 runs in its first five outings, working a 92 mile-perhour fastball, his signature slider and, to his surprise, a sharp changeup. He twice worked out of one-out, man-on-second situations, and limited Falcons stars Mason Greenhouse and Jacob Bitonti to a walk in a combined six plate appearances.

"He was aggressive with his fastball," Medure said. "He was working both sides of the plate. I love that he was throwing in to some guys that probably weren't expecting the ball to come in, especially Greenhouse and Bitonti, but then threw a good-enough changeup to keep the barrel off of [the ball].'

The Oilers scored an unearned run in the third inning, as Ethan Porter doubled to the left-center gap with one out and came home on a two-out throwing error. Then, two more runs on Goldenetz's full-count double to right in the fourth, and another on Owen Bone's safety-squeeze bunt in the fifth.

Goldenetz, headed to Long Beach State, delivered the key blow. It all happened with two out: Jared Grindlinger singled up the middle, and John Petrie ripped a pinch-hit double off the base of the wall in left-center. Porter worked a full-count walk to fill the bases, and Goldenetz poked a line drive over first baseman Trevor Busby's head and down the right-field line.

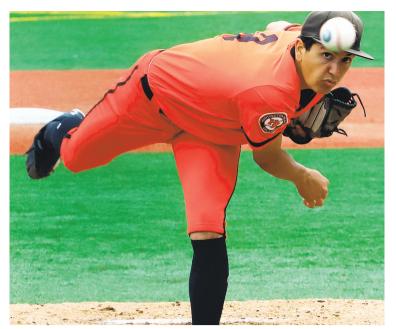
"That was huge [to] crack it open like that ...," Medure said. "It was a 3-2 count, so the runners were going, and when Goldie hits the ball hard, he usually hits it to right. And I'm, like, oh my God, I don't want to send [Matt Haidl, back in to run for Petrie] from second [Miami-bound on Aquinas right fielder Mason] Greenhouse, because he has an unbelievable arm.

"To be able to get to 3-2 and have the runners move, I'm, like, OK, he gets a base hit, we're going to get two out of this."

Bone's bunt in brought home Trenton Ramirez, pinch-running for Trent Grindlinger, who was hit by a pitch. Medure said Bone wasn't in the initial rotation of players when the Oilers began offseason preparations, but he's worked hard to get into that

Goldenetz's big catch made sure the lead was enough.

Estaban Orazaba was at second



James Carbone

HUNTINGTON BEACH'S Otto Espinoza (9) pitches against San Bernardino Aquinas during the opening round of the Boras Classic South tournament at Mater Dei High on Tuesday.

after his second single of the morning when Bitonti launched a fly ball to deep right-center with one out. Goldenetz raced 25 or 30 yards and — with Haidl guiding him — snagged it as he hit the

Medure called it "the biggest play of the game."

Aquinas got its run in the seventh as Chase Davidson doubled and came home on Orlando Oakes' two-out single.

La Mirada, which eliminated

Huntington Beach 10-8 in last year's regional semifinals, again got the better of the Oilers on Wednesday.

Kevin Jeon hit a two-run home

run for the winners to open the scoring in the top of the third inning. Porter countered with a solo shot for Huntington Beach.

– Reporter Matt Szabo contributed to this article.

SCOTT FRENCH is a contributor to the Daily Pilot.

SENIORS

Continued from page A1

shelter.' That's when I realized I needed to ask for help.'

After staying for more than three years at Yale Navigation Center in Santa Ana, Di Pietro, 64, finally has a place she can call home.

She's one of the residents at the new Pelican Harbor senior apartments in Huntington Beach, which held a ribbon-cutting ceremony on March 20.

The 42-unit complex, set on an L-shaped lot near the 5 Points intersection of Beach Boulevard and Main Street, is for low-income and formerly homeless seniors who are at least 62 years old. It's a joint venture of Irvine-based Jamboree Housing Corporation and USA Properties Fund, in partnership with the city of Huntington Beach and County of Orange.



Courtesy of Juan Tallo | Jamboree

PELICAN HARBOR is a new senior housing community located on Beach Boulevard in Huntington Beach.

"Many seniors we serve have endured a lifetime of hardship, often without the support others may take for granted," Jamboree President/CEO Laura Archuleta said. "Pelican Harbor is more than just housing. Delivering high-quality housing and services means giving them safety, dignity and

opportunity to thrive."

The four-story complex features all one-bedroom apartments and surrounds a 4,000-square-foot community space. There's also a 2,300-square-foot outdoor courtyard and pet park, which is good news for Di Pietro's Chihuahua.

Pelican Harbor reserves

33 permanent supportive housing apartments for seniors experiencing homelessness, Jamboree spokeswoman Marissa Felicano said, with the other nine for low-income seniors. Residents earn 30-50% of the area median income — between \$33,150 and \$55,250 annually — and will pay no more than 30% of that income toward rent.

Rent at 33 of the apartments will be subsidized using Project-Based Vouchers, secured by the county through the U.S. Dept. of Housing and Urban Development.

The \$39.2-million facility, which had its groundbreaking in 2022, was funded by both public and private partners. Huntington Beach contributed \$2.8 million in HOME funds provided through the U.S. Department of Housing and Urban Development, as well as \$300,000 of city inclusionary funds.

Among the other funding

cy's issue with the flag was

based solely on the poten-

tial hazard it posed, and

had nothing to do with the

He added that the non-

profit does "not get a lot of federal funding," so it has little stake in the politics of

whoever sits in the Oval Of-

does worry about "the fu-

ture of some agencies we

deal with that are federal."

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However, Villa said, he

message it displayed.

sources, which included millions of dollars in loans, Jamboree and the County of Orange secured \$5.8 million in No Place Like Home funding from the California Department of Housing and Community Devel-Orange opment. The County Health Care Agency brought in \$3.6 million in Mental Health Services Act funding for seniors receiving supportive services at Pelican Harbor.

Barry Kielsmeier, chairman of Beach Cities Interfaith Services, said his organization funded the

\$1,000 security deposit for each of the apartments.

"We believe in helping people pull themselves up by their bootstraps, but there are times that people don't have any bootstraps,"
"Illustration said. "We said. wanted to take that last speed bump and make sure those folks had a place to live, and that they were not going to remain homeless because they couldn't come up with a security deposit. Sometimes as little as \$1,000, having a debt or

See **Seniors**, page A5

Daily Pilot

A Times Community News publication.

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The Daily Pilot, established in 1907, is published Thursday through Sunday by Times Community News, a division

of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

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FLAG

Continued from page A1

noted. "I can't say for certain the flag was what distracted them, but it was in the morning, so too early for drunk drivers."

View this post on Instagram A post shared by Huntington Beach Police -HBPD (@hbpolicedept)

Villa said he and others at the conservancy fielded numerous from passersby about the flag, contributing to his belief that it posed a traffic hazard. But there's no ordinance in Huntington Beach limiting how long campaign signs and other displays can hang on private property, so city crews weren't going to step in to remove it. And although the pole is on the nonprofit's land, it technically belongs to Southern California Edison.

conservancy did contact the utility, and a technician was sent out. But, according to Villa, that person said the flag didn't pose any immediate risk of interfering with transmission lines and sparking a



Andrew Kempler

A FLAG promoting Donald Trump's campaign in the 2024 presidential election hangs on an electrical pole at Talbert Marsh, long after his inauguration.

fire, so they left it there.

Southern California Edison was unable to confirm whether such an interaction took place, SCE spokeswoman Diane Castro said Wednesday. But they did send someone to take down the flag "immediately" after the Daily Pilot reached out to the company for comment Tuesday evening.

She added that if one of their employees had previously declined to remove

it, that person would be reminded of Edison's poli-

"Unauthorized installations on power poles are unsafe for both the community and our line workers," Castro said in a statement. "These attachments whether it is a lost dog poster, a garage sale sign or something larger — can obstruct our crews, making maintenance and power

restoration dangerous.' Villa said the conservan-

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 25-39208-SH NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **JUN SU KIM AND AMY BAEK,** 1340 REYNOLDS AVE STE 106, IRVINE, CA 92614

Doing Business as: **REYNOLDS SANDWICH** 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 name(s) and address of the Buyer(s) is/are: SCH MANAGEMENT, INC., 4589 LARWIN AVE. CYPRESS, CA 90630 The assets to be sold are described in general ass

FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, GOODWILL, INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND **INVENTORY OF STOCK IN TRADE** and are located at: 1340 REYNOLDS AVE STE 106, IRVINE, CA

The bulk sale is intended to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale date is APRIL 15, 2025

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

[If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the last date for filing claims shall be APRIL 14, 2025, which is the business day before the sale date specified above.

Dated: 03/19/25 BUYER: SCH MANAGEMENT, INC. ORD-3541484 DAILY PILOT 3/27/25

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on April 8, 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:

2950 Bear St., Costa Mesa CA, 92626 12:00 PM

Stephanie Lugo

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the referenced facility above to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 3/27/25

CNS-3907711# **DAILY PILOT**

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Business Analyst (Newport Beach, CA) Conduct fin'l & bus. analysis on various investment port-folios. Bachelor's deg in Statistics, Math, Finance, Economics, Bus. Analytics, or rld fields. In-depth knowl of finance industry & investment products. Proficiency in measuring the performance of clients' portfolios. Effective written & oral communication skills. Proficiency in computer skills, incl Microsoft Office products (Word, Excel, & Power-Point). Apply to American Fundstars Financial Group LLC, 4695 MacArthur Ct, Ste 560, Newport Beach, CA 92660.

Lead Animation Tools Engineer. Work closely with the Motion Capture team to understand their production needs. Req. Bach in Computer Animation, Game Development or rel. field or foreign equiv. & 2 yrs exp in job or 2 yrs exp as Artist, Technical Artist, or rel. occup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Woodland Hills, CA. Wage range: \$166,400/yr to \$194,500/yr. Send resume ref#22364 to K. Finnsson, Activision Publishing Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

Senior Animator. Use Motion Capture & Hand-Keyed Techniques to create high-fidelity 3rd person player Animations that are genredefining. Req. 4 yrs exp in job or 4 yrs exp as Animator, Gameplay Animator, or rel. occup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite Woodland Hills, CA. Wage range: \$157,080/yr to \$194,500/yr. Send resume ref#22153 to K. Finnsson, Activision Publishing Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

Artist. Responsible for modeling, sculpting, ke realistic characters & creatures. Req. Bach. in Animation & Visual Effects or rel. field. Jobsite: Los Angeles, CA. Wage range: \$75,670/yr to \$100,000/yr. Send resume ref#23009 to K. Finnsson, Activision Publishing, Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

BSC 226626 NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHRISTOPHER J. LATCHFORD 30-2024-01443594-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: CHRISTOPHER J. LATCHFORD has been filed by Lisa A. Latchford in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Lisa

THE PETITION FOR PROBATE requests that Lisa A. Latchford 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 14, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:

ZEV S. BROOKS, ESQ LAW OFFICE OF ZEV BROOKS 18627 BROOKHURST STREET; PMS 435 FOUNTAIN VALLEY, CA 92708 Published in the HUNTINGTON BEACH INDEPENDENT on: 3/27, 4/3 & 4/10/2025

TSG No.: 2208921CAD TS No.: 22-10507 APN: 477-071-35 Property Address: 10 Kingsport Drive Newport Coast, CA 92657 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/15/2017. 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 5/28/2025 at 1:30 PM, Commercial Default Services, LLC., as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/8/2017 as Instrument No. 2017000474661, of Official Records in the office of the County Recorder of Orange County, State of California Executed by: Nima Ghadimi and Yalda Fallahi husband and wife as Community Property with right of survivorship, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), All cashier's checks are to be made payable to Commercial Default Services, LLC. No other payee checks will be accepted (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana CA 92701 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 477 071-35 The street address and other common designation, if any, of the rea property described above is purported to be: 10 Kingsport Drive, Newport Coast, CA 92657 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 \$573,730.14. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. 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 (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case 22-10507 information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 22 10507 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. 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. Date: 3/14/2025 Commercial Default Services, LLC. 4665 MacArthur Court, Suite 200 Newport Beach, California 92660 Phone: (949) 258-8960 Joyce Copeland Clark, Assistant Vice President FOR TRUSTEES SALE INFORMATION PLEASE CALL (916) 939-0772 NPP0472326 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

03/27/2025, 04/03/2025, 04/10/2025

BSC 226604 NOTICE OF PETITION TO ADMINISTER ESTATE OF: HELENE NGO PHAM 30-2024-01446885-PR-PW-CMC

30-2024-01446885-PR-PW-CMCTo all heirs, beneficiaries, creditors, contingent

creditors, and persons who may otherwise be interested in the will or estate, or both, of: **HELENE NGO PHAM** in the Superior Court of California, County of **ORANGE**.

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

THE PETITION FOR PROBATE requests that PHILIPPE PHAM 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 least but the court

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

A HEARING on the petition will be held on April 17, 2025 at 1:30 p.m. in Dept. CM07 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

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

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filling 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:
MAX M. ALAVI, ESQ./ KATHLEEN M. HATELEY, ESQ.
MAX ALAVI, ATTORNEY AT LAW, APC
2424 S.E. Bristol Street, Suite 300
Newport Beach, CA 92660
Published in the HUNTINGTON BEAC
INDEPENDENT on: 3/27, 4/3 & 4/10/2025

BSC226581 NOTICE OF PETITION TO ADMINISTER ESTATE OF: G. DEAN GARLAND aka GUY DEAN GARLAND

30-2025-01466505-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: **G. DEAN GARLAND aka GUY DEAN GARLAND** A **PETITION FOR PROBATE** has been filed by **CHERYL ROSE GARLAND** in the Superior Court of

California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that **CHERYL ROSE GARLAND** be appointed as personal representative to administer the estate of

the decedent.

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

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

A HEARING on the petition will be held on May 7, 2025 at 1:30 p.m. in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for 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 Petitioner:

W. VITO LANUTI, ESQ
W. VITO LANUTI & ASSOCIATES, PC
6621 E. PACIFIC COAST HWY., #260
LONG BEACH, CA 90803
Published in the HUNTINGTON BEACH
INDEPENDENT (Daily Pilot) on: 3/20, 3/27 & 4/3/25

BSC 226608 NOTICE OF PETITION TO ADMINISTER ESTATE OF: TERRANCE WALTER AKINS 30-2025-01467011-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: **TERRANCE WALTER AKINS** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that TRAVIS WAYNE AKINS & TAYLOR WESSON AKINS be appointed as personal representative to administer the estate of the decedent.

A PETITION FOR PROBATE has been filed by TRAVIS WAYNE AKINS & TAYLOR WESSON AKINS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that PHILIPPE PHAM be appointed as personal representative to administer the estate of the decoder.

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 07, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

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

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in 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: CALVIN BRYNE, ESQ DAY BRYNE & MCINTOSH 129 W. WILSON ST., STE 105 COSTA MESA, CA 92627 Published in the HI INDEPENDENT on: 3/27, 4/3 &

Published in the HUNTINGTON BEACH INDEPENDENT on: 3/27, 4/3 & 4/10/2025

T.S. No. 130404-CA APN: 419-083-05 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/20/2011. 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 5/1/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/25/2011 as Instrument No. 2011000360154 the subject Deed of Trust was modified by Loan Modification recorded on 12/01/2022 as Instrument 2022000394827 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: SETH R. HARMON, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2262 COLGATE DRIVE, COSTA MESA, CA 92626 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$348,739.17 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 130404 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS Effective January 1, 2021, you may have a right to purchase this property afte 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 130404-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as 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 SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

NOTICE OF TRUSTEE'S SALE Title No. 8787622 ALS No. 2023-4513 YOU ARE IN DEFAULT OF A LIEN, DATED 08/17/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 04/02/2025. at 1:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 08/24/2023, as instrument number 2023000206907, of the official records of ORANGE County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 4 CERRITO #20, IRVINE, CA 92612 Assessor's Parcel No. 934-100-20 The owner(s) of the real property is purported to be: ANTHONY AULISIO, JR. TRUSTEE OF THE CAALLEASING TRUST DATED AUGUST 11, 1998 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$24,887.96. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of the resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case 2023-4513. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the schedule sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-4513 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than fortyfive (45) days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The beneficiary of said Lien hereto executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 02/28/2025 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: MEGAN PAMULA, TRUSTEE OFFICER NPP0471746 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 03/13/2025, 03/20/2025, 03/27/2025

SENIORS

Continued from page A3

something like that, can keep people on the street. It's insane, but that's the reality we live with."

Thirty-three of the 43 apartments will be supported by Project-Based Vouchers from the County of Orange, through the U.S. Department of Housing and Development.

Di Pietro is certainly grateful, even as she has dealt with cancer along with her homelessness in recent years. She said she was diagnosed with terminal Stage 2 ovarian cancer in 2020, and has undergone 70 chemotherapy treatments through Hoag.

She was originally projected to have five years to live after her diagnosis, but she'll pass that mark in May when she turns 65, she said.

Di Pietro spoke at last week's ribbon-cutting ceremony. She said her new apartment will extend her life and give her back a sense of normalcy.

"With chemo, you get free haircuts, but if I had hair I could let my hair down," she said. "It's been the most wonderful experi-

Part of her mission now is to speak out about some misconceptions homelessness.

"The more I can give my story and how I fell from grace, I hope to make it more real for all of those people out there," Di Pietro said. "So when they see us on the street, they don't look away. There's a lot of good, there's a lot of bad in being homeless. While I'm here, I want to try and put a ding in that stigma. We're not all criminals, we're not all bad people. We've just fallen from grace, but I'm going to keep going.

"I want to scream from the tallest mountain, 'Just give us a chance!""

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COUNSEL

Continued from page A1

good move," Mayor Alex Rounaghi said. "I think this strategically is the right way. We live in an increasingly complicated and legalistic world...and so I think this is going to ultimately do right by the residents, the taxpayers, and the City Council as we navigate the complicated but also exciting opportunities ahead over the next few years."

The city's legal department will include a city attorney, two assistant city attorneys and a paralegal. Special counsel services would include human resources and risk management, outside litigation and administrative support.

Garibaldi will earn an initial annual salary of \$297,000, with a cost-of-living adjustment of up to 4% each year. The top step salary for the position of assistant city attorney was noted at \$256,000, while a paralegal could earn \$110,000 before benefits.

Aggie Nesh, the city's director of human resources and risk management, said the city would coordinate a transition with Best Best & Krieger. Garibaldi's anticipated start date is April 28. Human resources staff and Garibaldi will work together to recruit and fill the remaining positions in the legal department.

Councilman Bob Whalen requested a comparative analysis at the end of fiscal year 2025-26 to determine the actual costs within the legal department as compared to the presented projections.

The retirement of Phil Kohn, who had represented the city in legal matters since 1982, set off the search for the next city attorney. Kohn worked with Rutan & Tucker, LLP, which the city contracted with for legal services beginning in 1979.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

HOAG

Continued from page A1

2022, was the "local hero" and said he enjoyed being in his group all three rounds. Couples, for his part, said he was finally getting over an illness he's been experiencing this week but that his game had no feel Sunday.

"He's just great," Couples said of Jiménez, 61, who finished third at the Hoag Classic last year and tied for fourth in 2023. "He's great around the greens. [Saturday], a couple of great bunker shots. He deserved to win. It was fun to play with him. I just couldn't scare a scarecrow."

Shortly before noon, fans lined the side of hole No. 1 to cheer on Couples, who lives in Corona del Mar. He made a 10-foot birdie putt at No. 2, taking the outright lead as the crowd let out a collective "Yeah!," but that was shortlived.

Couples gave it back with a bogey on the parfive No. 3, as his second shot found the water hazard to the left. He said it was the first time he had ever hit it into the wet stuff on that particular hole, where he had earned an eagle and birdie, respectively, in the first two rounds.

"I needed to hit a 5wood, and tried to hit my 3 rescue, which I've been smoking," Couples said. "I just thought, under those circumstances, if I just push the 5-wood to the right, I've seen many balls go into 'no man's land.' So I just chickened out."

The rest of his round featured all pars.

meanwhile, Jiménez, sank four birdies on Sunday — including all three par-fives — and played his second straight bogey-free

Couples, Jiménez and Jacobson comprised the final group of the day coming down the back stretch. Jiménez and Jacobson were tied for first at 14-



Photos by Don Leach | Staff Photographer

MIGUEL ÁNGEL JIMENEZ from Spain slides his putter down his side like a sword as he stands victorious after winning the Hoag Classic golf tournament on Sunday.

under headed into the parfinal hole, but five Jacobson pushed his second shot well left and was unable to recover for a good chance to make birdie. A long birdie putt, which would have forced a playoff with Jiménez, came up well short.

Jiménez chipped his third shot from in front of the green to within a foot of the hole, a shot fitting of a champion.

"I tell myself, contact with the ball, look at the ball, contact with the ball,' he said. "The chip shot is a little uphill. It's not a very difficult shot, but in that situation it's not easy. With the tournament on the line, it's not easy. I know I had to make birdie to win the tournament, and I make it."

Jiménez, who now leads the Charles Schwab Cup standings, placed his putter back in an invisible sheath, like a sword, in celebration.

As for the cigar? The Spaniard handed it to his wife Susanne before posing for pictures.

matthew.szabo@latimes.com Twitter: @miszabo



SECOND-PLACE finisher Freddie Jacobson tries to coax the ball into the cup on the 15th hole for birdie.



STEWART CINK, who finished tied for second, hits from a bunker on the 17th hole on Sunday.

THE DAILY COMMUTER **PUZZLE**

By Stella Zawistowski

ACROSS

1 Advertisement. for short 6 Natural talent 10 Gives weapons

14 Get narrower 15 Jackie Robinson's alma

mater: Abbr. 16 Not fake 17 Early video

game company 18 Tart

19 Jimi Hendrix's hairstyle

20 Firefly: 2 wds. 23 Neckwear with a suit

24 Uses a rotary phone 25 CBS forensic

drama 28 Latest updates 31 Catches some

Z's 34 Have title to 35 Detectives

37 Successful at-bat

38 Ran into 39 Author info on a book jacket

40 Corn piece 41 Limbo rod 42 Detroit's NBA

team 46 Actress de Armas

47 Taken illegally 49 Director Kazan 50 Soda, to a

Midwesterner 51 Pucks' shapes 53 Pharmacy

chain 55 Doing two things at once 59 Flaky mineral 60 A portion of

61 "Make some __, people!" 64 Bohm of baseball

65 Pizzeria cooker

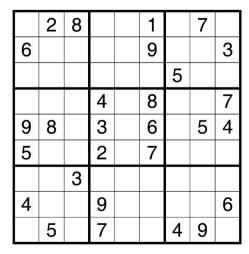
SUDOKU

By the Mepham Group

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

65

66



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

66 Ravine made by water 67 Takes a spouse 68 Lease 69 Long look

DOWN 1School support group: Abbr. 2 Subway rodent 3 Iridescent gem

4 Earn

5 Beginnings 6 Rush of wind 7 Desktop image 8 Easily flowing 9 Discolor 10 Suited for farming 11 Trash pile: 2 wds. 12 Tequila cocktail, for short 13 _-mo replay

21 Stiletto, e.g.

22 Ladies 25 Hair grooming tools 26 Blood, __, and tears 27 Announced 29 Spiders' creations 30 Hotel accommodations 32 Van Cliburn's instrument 33 Handbag part 36 Hammer or pliers 42 Bothersome person 43 Front tooth 44 Shaving cut 45 _ and loan 48 Fragrant flowers 52 Appliance with burner 54 Pig's nose 55 5,280 feet 56 "You said it!" 57 Mailed 58 _ monster 59 "Gaping" mouth

Tribune Media Services

63 Get a good

62 Camera type:

Abbr.

look at



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Employment

Game Designer. Participate with other design-ers in planning, creation, & support of level design documentation. Req. 2 yrs exp in job or 2 yrs of exp as Designer, Level Designer, or rel. occup. Any suitable combo of educ, training, &/or exp is acceptable. Jobsite: Woodland Hills, CA. Wage range: \$70,720/yr to \$100,000/yr. Send resume ref#22260 to K. Finnsson, Activision Publishing Inc, 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

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Director, Product Management. Develop the long-term strategy for the business of our game, communicate the vision, & give updates on progress to leadership. Req. Bach. in Market-ing, Management, Me-chanical Engineering & Management, or rel. field or foreign equiv. & syrs exp in job or 5 yrs exp as Dir. of Prod., or rel. occup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$225,000/yr to \$241,200/yr. Send resume ref#23069 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine,

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NOTICE OF SALE OF ABANDONED
PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN that under and pursuant to Section
1993.07 of the California Civil Code, the property listed below
believed to be abandoned by: Craft Beer N' Pizza, Inc., a
California corporation dba Pizzeria Kitchen; Danny Hon and
Sis Qu Hon aka Si Qu Hon. Who last known business address
was: 901 South Coast Drive, #120C, Costa Mesa, CA 92626. Will
be sold at public auction on: Date: April 16, 2025. Time: 10:00
a.m. Place: 901 South Coast Drive, #120C Costa Mesa, CA
92626. Preview: 8:30 a.m. until time of sale: Description of
Property: See attached Exhibit "A': EXHIBIT "A': INVENTORY:
Used equipment in very good condition from former pizza
restaurant including HIX Xpress Dough Press & Cart; Winhold
Proof cab; Taylor Scale; misc. Food Racks; GSW Hold Cab;
cookie sheets; Globe 60 qt Mixer; misc. stainless tbls; Atosa
refrig deli case; True sgl door & dbl door Prep Stations;
Middleby pizza conv oven; wooden pizza paddles; stainless
tbls w/sink holes; 26 Tap Pour System; 2 dbl door Keg refrigs;
plastic cart; lot of glassware; 36 beer kegs; True sgl door frig;
Avantco sgl door frig; Hoshizaki Ice Maker; sgl door frig; Keg
Racks; misc. NSF racks; misc. clean products; ladder; Galanz frig;
Aspectek zap light; NSF wall shelves; Insignia TV; GSW locker
system; Soda Syrup System w/rack, Globe Mixer attachments;
lot of beer taps, seasonings, dish tubs, plastic tubs; misc. carts;
washout sink; hand sink w/dispensers; Ruud water heater; lot
of pans, colanders, trays, knives & utensils; Robot Coupe proc;
Kitchen Aid Mixer; Cooklee Mixer; 2 Sentry Safes; Hamilton
Micro; Mesa floor safe; Toshib TV; 2 desks & chairs; Nadex coin
counter; Toast order unit 3 sec cams; Epson printer; love seat
Samsung TV; Fulode & SOS stereo & sec system; V post to the highest bidder in competitive bidding, the property
must be paid for and removed by the purchaser at the time of
sale. Cost of advertising and sale will be paid for from the
proceeds of sale. Dated: March 18, 2025 Richard L. Seid

CN115068 AMMR-058 Mar 27, Apr 3, 2025

Employment Employment

> Software (Newport Developer Beach, CA) Dvlp the architecture dsgn of the co's quantitative analysis engine & TaaS platform. Bachelor's deg in Comp Sci, Electri cal Engg, Industrial Engg, Machine Learning, or rltd fields. Extensive knowl & skills in data analysis & machine learning, proficient in prgmg languages & data analysis tools such as Python, R, SQL. Familiar w/ system & data security dsgn & implmtn, ensuring high system availability. Excellent communication & coord'n skills. Apply to American Fundstars Fi-nancial Group LLC, 4695 MacArthur Court, Ste 560, Newport Beach, CA 92660.

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Call Classified Today (714) 966-4600

City of Costa Mesa, Orange County, California **Notice Inviting Bids** NOTICE IS HEREBY GIVEN that the City of Costa Mesa ("City") invites sealed

bids, to be submitted electronically only, for the following project: FAIRVIEW ROAD IMPROVEMENT PROJECT (FAIR DRIVE TO NEWPORT BOULEVARD), CITY PROJECT NO. 25-10 STATE FUNDED, PROJECT NO. CRASL-5312(106)

BID SUBMISSION AND OPENING: Bids must be submitted electronically via the City of Costa Mesa's PlanetBids portal before the deadline of 4:00 **P.M., Monday, May 5, 2025,** at which time or shortly thereafter the City will open bids electronically. The bid results will be posted online via PlanetBids. No paper bids or any other form of submittal will be accepted. Any bid received after the scheduled closing time for the receipt of bids will be rejected. The City is not responsible for and accepts no liability in the event a response is late due to any network, internet, or any other technical difficulty or interruption. It shall be the sole responsibility of the bidder to ensure that his/her/its bid is received by the deadline.To access the bid documents and bid on this project, potential vendors and bidders must first register through the City's PlanetBids portal at:

https://www.planetbids.com/portal/portal.cfm?CompanyID=45476. **SCOPE OF WORK AND BID DOCUMENTS**: The scope of work generally consists of street improvements along Fairview Road between Fair Drive and Newport Boulevard. Work includes, but is not limited to, removal and replacement of asphalt and concrete parkways (e.g., curb & gutter, sidewalk, driveways, curb ramps, cross gutters, etc.), grind and overlay of the asphalt pavement, installation of a new HAWK signal mid-block along Fairview Road, median landscaping, bus stop relocation and construction, etc. The contractor shall begin work within TEN (10) DAYS after the contract has been approved by the City of Costa Mesa. The work shall be diligently prosecuted to completion within $\mbox{{\bf NINETY-FIVE}}$ (95) $\mbox{{\bf WORKING}}$ **DAYS**. The plans, specifications, and bid documents for this project can be PlanetBids via the City's portal https://www.planetbids.com/portal/portal.cfm?CompanyID=45476. It is the bidder's responsibility to ensure that the most current version of the solicitation, including any addenda, has been downloaded. Bids received without the applicable addenda will be rejected as incomplete.

PRE-BID MEETING OR JOB WALK: None. BID CONTENTS: All bids must be submitted on the proposal form included in the bid documents. No bid will be considered unless it is made on the proposal form furnished by the City and made in accordance with the provisions of the bid requirements.

BID SECURITY: Each bidder must submit a certified check, cashier's check, or a bid bond, made payable to or in favor of the City of Costa Mesa, in an amount equal to at least ten percent (10%) of the total amount of the bid, to the Costa Mesa City Clerk prior to the bid submission deadline. No bid will be considered unless such certified check, cashier's check, or bid bond is received by the City Clerk PRIOR to the bid submission deadline

CONTRACTOR'S LICENSE: A valid California Contractor's License Class "A" (General Engineering Contractor) issued by the California Contractors State License Board is required at the time the contract is awarded pursuant to California Public Contract Code section 3300. Each bidder must also be qualified as required by law at the time of the bid

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

PREVAILING WAGES: In addition, this project is a "public work" subject to prevailing wage requirements. Pursuant to provisions of Sections 1770 et seg, of the California Labor Code, all works employed on the project shall be paid not less than the general prevailing rate of per diem wages, as determined by the Director of the Department of Industrial Relations (DIR) for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. Copies of the prevailing rate of per diem wages are on file with Costa Mesa Public Services Department and are available to any interested party upon request. The applicable State prevailing wages are also set forth on the Department of Industrial Relations' website: http://www.dir.ca.gov; these rates are subject to predetermined increases. The prime contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This project is subject to compliance monitoring and enforcement by

PAYMENT (LABOR & MATERIAL) BOND AND PERFORMANCE BOND: A Payment (Labor & Material) Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the successful

bidder prior to or after the award of the contract. **RETENTION**: The City withholds five percent (5%) of each progress payment as retention. Pursuant to Public Contract Code section 22300, the successful bidder may substitute certain securities for money withheld by the City to ensure performance of the contract. At the request and expense of the contractor, securities equivalent to the amount withheld shall be deposited with the public agency, or with a state or federally chartered bank in this state as the escrow agent, who shall then pay those moneys to the contractor. Securities will be returned to the contractor upon satisfactory completion of the contract.

NON-DISCRIMINATION: The bidding process and contract are subject to State and Federal non-discrimination requirements, including but not limited to the requirement that no person or business shall discriminate on the basis of race, color, national origin, ancestry, religious creed, physical disability, mental disability, medical condition, marital status, sex, gender, gender expression, gender identity, sexual orientation, age, or military or veteran status in its solicitation, selection, hiring, or treatment of individuals or businesses in connection with the bidding process or work performed for the City in connection with the project. CITY'S RIGHT TO REJECT BIDS: The City of Costa Mesa reserves the right,

in its sole discretion, to reject any or all bids, or to waive any minor irregularities or informalities in any bid.

ADDITIONAL REQUIREMENTS: This project is subject to local, State, and

Federal regulations and requirements, as detailed in the bid documents. For all inquiries, please contact Anna Baca, Public Works Department, via e-mail

at anna.baca@costamesaca.gov. Brenda Green, City Clerk, City of Costa Mesa, Dated: March 27, 2025 **Legal Notices**

Legal Notices

CITY OF COSTA MESA **SUMMARY OF PROPOSED ORDINANCE** NO. 2025-02

NOTICE IS HEREBY GIVEN that on March 18, 2025, the City Council gave first reading to proposed Ordinance No. 2025-02 on a 7-0 vote. The City Council will consider adoption of the proposed ordinance at the regular meeting on April 1, 2025 at

ORDINANCE NO. 2025-02 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CODE AMENDMENT PCTY-24-0002 AMENDING CHAPTER V, ARTICLE 1, SECTION 13-35 (ACCESSORY DWELLING UNITS) OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO CONFORM TO RECENT REVISIONS TO STATE LAW A certified copy of the full text of Ordinance No. 2025-02 is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa.

Brenda Green, City Clerk, City of Costa Mesa Published on: March 27, 2025

> NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No.: 16126-PM

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: Italia's Pizza Kitchen, Ltd., a California corporation 2278 Newport Blvd., Costa Mesa, CA 92627

Doing Business as: ITALIA'S PIZZA KITCHEN (Type Pizza And Italian Restaurant)

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

The location in California of the Chief Executive Officer of the Seller(s) is: (if none, so state): Same as

The name(s) and address of the Buyer(s) is/are: GPCM, LLC, a California limited liability company 2278 Newport Blvd. Costa Mesa, CA 92627

The assets to be sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture. fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at: 2278 Newport Blvd., Costa Mesa, CA

The bulk sale is intended to be consummated at the office of:The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450 Irvine, CA 92618 and the anticipated sale date is April 15, 2025

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES (x) /NO

[If the sale subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450 Irvine, CA 92618 and the last date for filing claims shall be April 14, 2025 which is the business day before the sale date specified **BUYER:**

Dated: 2-13-25

GPCM, LLC, a California limited liability company /S/ By: Brent David Elzinga, Manager /S/ By: Mindy S Benard, Manager

3/27/25 CNS-3908256# **DAILY PILOT**

> 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 EQUITABLERIGHT, 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 ESTA DEMANDANDO EL DEMANDANTE):

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 it 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), your county law library, or the courthouse nearest you. If you cannot pay the fil ing 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), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar associa-tion. 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.

iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decider en su ontra sin escuchar su version. Lea la informacion a

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presenter una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica 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 hava un formulario que usted pueda usas para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

The name and address of the court is: (El nombre y **direccion de la corte es):** Orange County Superior Court

700 Civic Center Drive West, anta Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero 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

Legal Notices **Legal Notices**

BSC 226570 **NOTICE OF PETITION** TO ADMINISTER ESTATE OF: **EDWARD HENRY COLLINS, aka EDWARD** H. COLLINS, aka EDWARD COLLINS 30-2025-01465946-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: EDWARD HENRY COLLINS, aka EDWARD H. COLLINS, aka EDWARD COLLINS

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

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

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

A **HEARING** on the petition will be held on April 30, 2025 at 1:30 p.m. in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

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

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

IF YOU ARE A CREDITOR or contingent creditor of

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

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

Attorney for Petitioner JOHN T. ANDERSON, ESO LAW OFFICE OF JOHN T. ANDERSON 1741 E. WARDLOW RD LONG BEACH, CA 90807 Published in the ORANGE COAST DAILY PILOT (CM) on: 3/21, 3/27 & 3/28/25

> 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

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

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

NOTICE IN PROBATE CASES

file kept by the court.

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

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

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

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

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

Legal Notices

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BSC 226568 **NOTICE OF PETITION** TO ADMINISTER ESTATE OF: **DOUGLAS C. MOREHEAD** 30-2021-01227950-PR-LA-CMC

creditors, and persons who may otherwise be interested in the will or estate, or both, of: **DOUGLAS C. MOREHEAD** A PETITION FOR PROBATE has been filed by

To all heirs, beneficiaries, creditors, contingent

JUSTIN MOREHEAD in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that

JUSTIN MOREHEAD be appointed as personal representative to administer the estate of the

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

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

A **HEARING** on the petition will be held on April 30, 2025 at 1:30 p.m. in Dept. CM08 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

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

Attorney for Petitioner: DAVID A. SHERAK, ESQ SHERAK LAW GROUP, ALC 4400 MACARTHUR BLVD, STE 900 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT (NB) on: 3/21, 3/27 & 3/28/2025

the court clerk.

BSC 226599 **NOTICE OF PETITION** TO ADMINISTER ESTATE OF:

LUCILLE G. NORRIS 30-2025-01466968-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:

LUCILLE G. NORRIS A PETITION FOR PROBATE has been filed by THOMAS P. NORRIS in the Superior Court of

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

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

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

A HEARING on the petition will be held on May 7, 2025 at 1:30 p.m. in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

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

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

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

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

Attorney for Petitioner: JEFFREÝ T. BLIED, ESQ **BLIED DILLION & MACKEY** 400 N. TUSTIN AVE., STE 290

& 3/28/2025

SANTA ANA, CA 92705 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT (NB) on: 3/21, 3/27