

Daily Pilot

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Photos by Don Leach / Staff Photographer

LIFETIME ACHIEVEMENT honoree Scott Boras arrives at the inaugural Orange County Sports Awards Tuesday night at Angel Stadium.

Newport’s Boras, Gilchrist honorees at OC Sports Awards

BY MATT SZABO

As high profile as he is, Newport Beach-based sports agent Scott Boras is often behind the scenes when he negotiates deals for his baseball player clients.

Boras, sitting in the front row at Dodger Stadium, ended up on television during Sunday night’s Dodgers game against the visiting New York Yankees after snagging a ninth-inning foul ball.

“I told ESPN, has your programming gotten to the level where you’re going to interview some guy catching a foul ball?” Boras joked in an interview Tuesday night.

“You know, baseball has given me everything I have. It’s frankly a very small community, when you think about it.”



EVOLUTION AWARD honoree Kaleigh Gilchrist, left, and husband Tom Gehret arrive at the Orange County Sports Awards.

Two nights later, Boras was again in the spotlight about 30 miles south on the 5 Freeway. He was at Angel Stadium for the inaugural OC Sports Awards, where he received the Lifetime Achievement award.

Boras, 72, has negotiated nearly \$4 billion in contracts for his clients over the years and doesn’t appear to be slowing down. Just last year, client Juan Soto signed a \$765-million contract with the New York Mets, the largest in sports history.

Longtime Boras client and Hall of Fame pitcher Greg Maddux was on hand Tuesday to present Boras with his award at the event hosted by the Orange County Sports Commission.

See **Honorees**, page A3

Voters weigh in before library special election

BY MATT SZABO

Tuesday night’s Huntington Beach City Council meeting provided residents one last chance to weigh in on the library special election on June 10.

They took full advantage, with 75 public speakers making comments during the meeting at the Central Library theater.

Meanwhile, the council unanimously passed a resolution stating the library would not be sold and books would not be banned. The resolution, brought forward by Councilmembers Chad Williams, Don Kennedy and Butch Twining, passed without further discussion.

“[Huntington Beach Public Library] is a long-standing public institution,” the item reads. “It is funded by our taxpayers and is valued among our residents. Recently, the public has expressed concerns regarding the future of the HBPL and library materials. City Council does not support banning books and books shall not be banned from the HBPL. The Huntington Beach Public Library shall not sold.”

Measure A seeks to repeal a children’s book review board of up to 21 members, appointed by the City Council, whose duties would include reviewing and having final approval of children’s library books brought into circulation. Proponents of the measure say that the politically appointed

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Costa Mesa adopts budget, no public project cuts

Officials passed a budget that spares using reserves and funds needed capital projects.

BY SARA CARDINE

After some last-minute reconfiguration, the Costa Mesa City Council on Tuesday passed a 2025-26 budget that prevents the city from dipping into reserves and moves ahead with public works projects, but at the expense of some planned IT infrastructure upgrades.

Officials had been grappling over how to compensate for projected revenue declines without violating a local ordinance mandating 5% of the city’s \$186.9-million general fund be set aside for capital improvements. Given its other expenses, namely employee salaries, the city could not cover the \$9.3-million earmark for such improvements.

The capital asset needs (CAN) requirement had been funded in prior years but was breached last month when city leaders needed to close a \$2.9-million gap forecast for the current fiscal year, in the face of slumping sales tax receipts.

Exercising an emergency exemption clause that includes unforeseen economic downturns, council members waived the mandate for 2024-25 but promised to pay back the money over the next five years.

As the city headed into another daunting economic forecast for 2025-26, with a projected \$3-million decrease in revenue, finance

See **Budget**, page A2

Rainbow tower adds new tribute to ‘Bud’

He was known for fostering a welcoming environment to the LGBTQ+ community.

BY ANDREW TURNER

Laguna Beach has several displays of public support for the LGBTQ+ community, the installation of a rainbow lifeguard tower at West Street beach is now one of the more recent developments.

Leaders in the LGBTQ+ community pushed for further recognition of a local person they believe to be a pioneer in providing a welcoming atmosphere at the beach.

A plaque placed on the lifeguard tower pays tribute to Bud Loewenguth, whose home overlooked the sand at what became a known gay beach in Orange County.

“The celebration began in the late 1960s and 1970s, thanks to the vision of E.H. “Bud” Loewenguth,” the text on the plaque reads. “It was Bud’s warmth and hospitality that transformed “West Street Beach” into a welcoming haven for LGBTQI+ individuals and their allies. His kindness, both at his home above and on the sands below, fostered a vibrant inclusive environment that drew locals and visitors alike. Over the decades it has grown into a cherished destination for all.”

Craig Cooley, president of La-

See **Legacy**, page A3



Don Leach / Staff Photographer

THE NEW gymnasium at Sowers Middle School in Huntington Beach opened with a ceremony.

Sowers Middle School celebrates new gymnasium, other upgrades

The school held a ribbon-cutting ceremony to mark the completion of its reconstruction.

BY MATT SZABO

Ravi Sohoni has been a physical education teacher at Isaac L. Sowers Middle School in Huntington Beach for more than 30 years. During those three-plus decades, the school has never had its own gymnasium.

He saw the basketball teams practicing at the district’s other middle school, Dwyer, or on the blacktop court at neighboring Moffett Elementary or the Edison Community Center.

Sohoni, who will retire from the Huntington Beach City School District in a couple of years, knows that good things can come to those who wait.

Sowers Middle School cele-

See **Upgrades**, page A2

BUDGET

Continued from page A1

staff Tuesday recommended another CAN exemption during a council budget hearing.

Finance Director Carol Molina explained a portion of the \$9.3-million funding requirement could be covered by CAN balances left over from prior years (\$2.2 million), lease revenue and money from a bond payment for a new fire station (\$3.8 million) and an increase in city user fees (\$300,000), approved earlier at Tuesday's meeting.

The proposal would spare layoffs, but the remaining \$3-million capital needs deficit would mean having to postpone nearly \$1.8 million in public works projects earmarked for CAN funding, including upgrades to the city's TeWinkle and skate parks, a new roof at the Norma Hertzog Community Center and City Hall maintenance, among others.

Addressing concerns provided by council members during earlier budget discussions, Molina floated three options for addressing the gap.

The council could waive the \$3 million in required funding through the CAN exemption, pay the full amount back over 10 years and not move forward with the \$1.8 million in public works projects.

If council members wished to keep the projects on track, they could alternately take \$1.8 million from a general fund facilities reserve account, narrowing the CAN gap to \$1.2 million, then pay that back over the next decade. Or, they could do essentially the same thing, but apply \$1.2 million in slated IT infrastructure upgrades toward the leftover gap, then pay back the IT fund.

Molina said using the IT money now would not harm the city's tech maintenance plans, as the department was in the process of developing a five-year strategic plan.

"There is technically no plan in 2025-26 for these dollars. As a result, I am OK moving forward with reallocating that \$1.2 million," she said.

Council members debated the merit of postponing capital projects, particularly those already being designed or bid out to contractors, and potentially dipping into the city's reserves, which could tarnish Costa Mesa's AAA credit rating as the city seeks to use \$12 million in bond funding for renovating Fire Station

No. 2.

Mayor John Stephens proposed continuing the budget talk to later in the month, saying he needed time to approve recently incoming information regarding the city's consultant contracts and employee positions and vacancies — areas that could potentially result in suggested cuts.

But Councilmembers Arlis Reynolds and Andrea Marr supported moving forward with waiving the full \$3 million CAN requirement now and possibly revisiting the budget, and the ordinance itself, during the city's mid-year review process next year.

By that time, Reynolds reasoned, a facility condition assessment already in the pipeline would be completed and could provide new direction for prioritizing capital projects.

"Let's give ourselves some runway, get the assessment in and see what the economy looks like," she said. "I just think we're going to be a lot smarter at the mid-year than we are now."

However, Reynolds' plan later shifted to an un-presented "fourth alternative," proposed by Molina. The finance director suggested the \$1.2-million IT funding could be used, along with an additional \$600,000 in leftover CAN balance money, to prevent taking \$1.8 million from facility reserves.

It would still leave the city \$1.8 million short of the \$9.3-million CAN ordinance requirement but would leave reserve funding in place, while preventing any interruption in public works projects.

Reynolds made a motion, and Molina's fourth option was approved in a 6-1 vote, with Stephens opposed. In remarks, Marr said she'd like to revise the CAN ordinance mandate, potentially applying it to only hard infrastructure improvements and capital maintenance and not broader items, like the repayment of bonds.

"The idea that we've got a separate pot of money that is sacrosanct, that we won't touch because we're going to use it for infrastructure, that's actually not true — that's not how we're using the CAN," Marr said, suggesting a narrowing of the law's scope.

"I'm OK with waiving it [now] because I think we can do better and we can continue to do it in a way that serves the original intent of why, I believe, the CAN was created."

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Photos by Don Leach / Staff Photographer

THE NEW state-of-the-art gymnasium with the school Vikings logo on the new floor, at Sowers Middle School.

UPGRADES

Continued from page A1

brated the completion of phase two of its reconstruction with a ribbon-cutting ceremony Wednesday.

"We've been waiting for this gym for 32 years," Sohoni said with a laugh on Wednesday afternoon inside Sowers' new state-of-the-art gymnasium.

"But yeah, it's amazing. The whole school is going to be amazing."

The district's operations director, Mark Manstof, said that in addition to the new gym, there's a new locker room building and hard court area featuring ball walls and basketball and volleyball courts.

Outdoor nodes between the "Viking Union" and the gym were expanded. The parking facilities were also improved with a two-lane drop off system.

"The new pickup and drop off is a really big feature for us, because there's a lot of congestion on Indianapolis [Avenue] with pickup and drop off," Manstof said. "It was like that with the old honeycomb building, it was like that during construction."

"We worked pretty diligently on a design that would try to move traffic off the ancillary streets around us and onto the campus, working with Huntington Beach city as well."

Phase one of the Sowers reconstruction project concluded in February 2024. The first phase included five American Modular System GEN7 prefabricated buildings for 27 new classrooms, as well as a new sci-



STUDENTS run across the new hardscape sports courts following Phase 2 Reconstruction Project completion ceremony at Sowers Middle School in Huntington Beach on Wednesday.

ence, technology, engineering and mathematics building.

District Supt. Leisa Winston said the phase two completion will round out the entire student experience at Sowers.

"Yes, the academic environment is very important to us, but having this space for students to be able to engage in physical activity, having an indoor space during inclement weather — as infrequent as it is, it's nice to have that space,"

Winston said.

"It's a similar model to what we have at Dwyer, so now our two middle schools have an equitable experience."

Sowers Principal Jeff Smith and District Board President Diana Marks also addressed those attending the ceremony. Marks, a former teacher at Sowers herself, was moved to tears as she highlighted retired longtime Sowers teacher Bill Bates, who came in from Washington for the

ceremony.

Marks said that the new STEM building will be named after Bates and his wife, Rebbie, another longtime Sowers teacher.

Officials said the total Sowers reconstruction project estimated cost was \$72 million. It was funded by Measure Q, sale of the former Gisler Middle School property and additional facilities funding.

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THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

- 1 Upper undergarments
- 5 Quick hit
- 9 Cries loudly
- 13 Hurry
- 14 Wreak _ on
- 16 SoCal school: Abbr.
- 17 Double-reed instrument
- 18 Violent protests
- 19 Cat's sound
- 20 "Gypsy" band: 2 wds.
- 23 Bathroom, for short
- 24 Geological time period
- 25 Distorted
- 29 Musial of baseball
- 31 2012 Taylor Swift album
- 32 Talk incoherently
- 34 Make a choice
- 37 Exist
- 38 Hall of Famer Shaquille
- 39 Sushi bar topping
- 40 The Princess and the _
- 41 Welcoming employee
- 43 _ Taylor (fashion brand)
- 44 Units of data
- 45 Overindulged
- 47 Image file type: Abbr.
- 48 Darling
- 49 Ice cream topping
- 55 Fish hook attachment
- 56 Pie nut
- 57 Despise
- 60 Up to the task
- 61 Very silly
- 62 Divisible by two
- 63 Adolescent
- 64 Dollar bills
- 65 Put in the mail

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

SUDOKU

By the Mephram Group

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

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

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

DOWN

- 1 "Dude!"
- 2 Give a massage to
- 3 Starting from: 2 wds.
- 4 Snails' exteriors
- 5 Louisiana city
- 6 Bide one's time

- 7 Declare as a fact
- 8 "The Wizard of Oz" dog
- 9 Call for
- 10 Atlantic or Pacific
- 11 Voting group
- 12 Beheld
- 15 Windy City

performing group: Abbr.

- 21 Consumes
- 22 Very expensive
- 25 Golf course hazard
- 26 Used to be
- 27 Notion
- 28 Beach hills
- 29 Sports figures, for short
- 30 Calls up
- 33 Golf ball support
- 34 Taken by mouth
- 35 Corn bread
- 36 Care for
- 41 Birthday present
- 42 Plant's anchor
- 44 Once __, twice shy
- 46 Rainfall units
- 47 Slyness
- 49 "I Got You __"
- 50 Prefix with "center"
- 51 Nevada city
- 52 Once-over
- 53 Walking stick
- 54 Own
- 55 Flying mammal
- 58 Top-__ list
- 59 Tight __ (football position)

Tribune Media Services



Don Leach / Staff Photographer

POLITICAL SIGNS posted at Pacific Coast Highway and 17th Street in April.

VOTERS

Continued from page A1

board's ability to stop books from entering the circulation is tantamount to banning.

Measure B would require voter approval for any future efforts to outsource operations of the public library. The council voted to seek bids last year, saying it was searching for efficiency in all departments, only to have Library Systems and Services abruptly pull its bid the day before the council meeting when it would have been considered.

Our Library Matters, a political action committee seeking "yes" votes on Measures A and B, issued a statement Wednesday in response to the council item stating books would not be banned and the library would not be sold.

"Extremists on City Council have repeatedly attacked our libraries, the

freedom of parents to choose what their children read, and ambushed public servants — our expert librarians — in an attempt to divide and distract us from their real goal: banning books," the statement reads in part.

"These extremists wasted the opportunity to do what's best for Huntington Beach and pass Measures A & B without a costly special election, but chose instead to take performative, toothless actions to pretend to be on the right side of an issue they are losing."

Many of the speakers at the meeting supported the measures, some wearing signs that read "Stop corporate takeover and censorship of our public library."

"Who does the library belong to?" resident Bill Yarchin asked. "If you think the library belongs to [the City Council] as a platform for their political agenda, you should vote, 'no.'"

You should vote 'yes' if you think the library be-

longs to you, the people who pay for it and use it."

But Kathy Haas, a resident of the city for more than 50 years, said she appreciated the City Council bringing the library issue into the forefront and urged a "no" vote on Measures A and B.

"You and legions of other citizens have been going around showing these books, checked out from our library, to the public," she said. "We thank you for doing that."

According to unofficial data tracking by the Orange County Registrar of Voters, slightly fewer than 37,000 ballots had been cast as of mid-Wednesday afternoon in the special election, either by mail or at vote centers that opened last weekend.

That number represents less than 24% of registered voters in Huntington Beach.

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BOYS' VOLLEYBALL

Sage Hill boys' volleyball secures state title sweep

BY ANDREW TURNER

Sage Hill boys' volleyball swiftly put up one program first after another over the last two seasons, the crown jewel arriving Saturday in the inaugural state championships.

When the hardware was handed off to Sage Hill coach Jordan Hoppe, he raised the trophy — shaped like the state of California — above his head. His players surrounded him and began chanting in celebration.

This was the pinnacle of a two-year run led by a transformative force in Jackson Cryst, the 6-foot-10 outside hitter headed to Long Beach State.

Cryst had 23 kills, three service aces and 1½ total blocks, as Sage Hill swept San Francisco International 25-19, 25-16, 25-23 in the CIF State Division III final at Fresno City College.

“It was a business trip, and I think everybody took it really seriously, and that's why we got the result that we wanted,” said Cryst, who transferred from Long Beach Millikan for his junior year. “Nobody came in there to mess around, and I think that showed in the clean sweep.”

Sage Hill (23-11) finished the season on a 13-match winning streak, which also saw the Lightning claim a second section title in as many seasons by beating Santa Barbara on the Dons' home court in five sets in the Division 4 final.

“The season's over now,” Cryst added. “I think for so long, it was always on to the next game. Even after winning CIF, we knew the job wasn't finished. To finally be able to know that the season was over, we did all we could and we won and we reached that goal, I think that was super motivating for everybody. It was honestly a huge relief. If you look at everybody on match point, it was almost



Courtesy of Sage Hill School

THE SAGE HILL boys' volleyball team poses with the trophy after winning the CIF State Division III final.

like a huge sigh of relief that we did it.”

Junior Connor Gapp, who split his playing time between the positions of setter and opposite, supplied 24 assists, six kills, three aces and 1½ blocks.

“It's kind of like a symbol of what we've done,” Gapp said of bringing home a state championship trophy. “Winning felt the best, and touching that trophy, maybe taking a few pictures with my teammates, my coaches, my trainer, my family, especially, that was really sweet to be with all of them.”

“The trophy will always be up at Sage. The banners will always be there. It will be nice to look at that next year, maybe give us some motivation to do something similar in the future.”

Junior setter Jonathan Ye contributed 14 assists and an ace. Junior outside hitter Ryan Manesh added 11 kills and an ace. Junior middle blocker Carson Ellis had two kills and two block assists, and junior opposite Dylan Han chipped in with three kills.

Manesh struck a similar chord to Gapp, noting the “journey” that led the Lightning to the championships was what was most important to him. He recalled the team bonding experiences, such as playing card games on the bus.

“These memories are going to last a lifetime,” Ma-

nesh said. “Obviously, winning the finals, that has a special place in my heart, but like the team, the team culture, the team bonding, just this team as a whole, I'm going to remember them for the rest of my life.”

Santino Scanlon had eight kills, an ace and a solo block to lead International (27-8). Lyndon Song and Liam Wilson each produced five kills, and Colton Klingebiel added four kills and two blocks.

Hoppe reflected on the title, saying “it's very cool to be on the right side of history.”

“To be able to do that is just an incredibly special achievement and honor,” Hoppe said of bringing Sage Hill its first state title in a male sport since the school opened in 2000. “To be remembered in the gymnasium with a banner up there and just to think about the guys on this team, and just the total buy-in of all the individuals on this team. It was incredible.”

“Clearly, we had arguably one of the best players in the country, Jackson Cryst, but that's just one player. Our team was able to really buy in and elevate their game to support and to provide the right team chemistry to make this thing happen.”

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HONOREES

Continued from page A1

Boras seemed to appreciate Maddux being there, noting his extensive durability — 355 wins during a 23-year Major League Baseball career, including 17 straight seasons with at least 15 wins.

He's also proud of his namesake Boras Baseball Classic, which has had more than 500 participants hear their names called in the Major League Baseball draft, including four No. 1 overall picks.

“[Maddux] taught me how to manage greatness,” Boras said during his acceptance speech. “Managing greatness is so difficult, because the athlete is invincible, and yet you have to give them advice and counsel to protect them. You have to have the courage to approach greatness and let them understand the word, ‘No.’”

Newport Beach's Kaleigh Gilchrist was another local honoree at the OC Sports Awards. The former Newport Harbor and USC women's water polo star, a three-time Olympian and two-time gold medalist, received the Evolution Award.

Gilchrist, also a standout surfer, retired from water polo and married Tom Gehret last August, following the completion of the Paris Olympics, where Team USA placed fourth. Gehret also attended Tuesday's event.



Don Leach

EVOLUTION AWARD honoree Kaleigh Gilchrist at the awards at Angel Stadium.

Gilchrist, 33, said she is trying to figure out what's next. She does have an opportunity to be the director of surf operations at the Snug Harbor Surf Park, which has been proposed at the Newport Beach Golf Course.

“We still have to get [the facility] passed by council, but hopefully, if all things go as planned, we'll be open by spring of 2028,” she said. “It's obviously a dream job. Wave pools are popping up everywhere, and I think they're going to be the next best thing of surfing. To be involved from day one to when it's open would be really special.”

Former Mater Dei High, USC and NFL quarterback Matt Leinart served as the night's host, with the ceremony starting on time despite lightning and thunder in the area that disrupted a planned red carpet.

The OC Sports Awards were co-founded by Orange County Sports Commission executive director Anthony

Brenneman and Revolver Sports Public Relations founder and chief executive Amanda Samaan.

Brenneman said the sports commission separated from a larger tourism bureau into its own non-profit last year.

Other honorees included the Dodgers' Freddie Freeman, a Villa Park native, as the Male Pro Athlete of the Year. Professional surfer Caroline Marks, a San Clemente resident, was named Female Pro Athlete of the Year.

Legendary surfer Kelly Slater was the ICON Honoree, late Angels founding owner Gene Autry was the Legacy Honoree and the Jessie Rees Foundation was honored as Philanthropist of the Year. High school and college athletes also earned awards for their excellence.

“We wanted to give an opportunity to honor everyone at every level,” Samaan said. “We also wanted to honor those have come before us to even be here, like Gene Autry. To be able to do it in his house that he built was a full circle moment that we were really honored to be able to do our first year.”

Freeman was not in attendance, as the Dodgers hosted the Mets on Tuesday night. He had a short video message for attendees and a memorable game on the field, hitting a walk-off double in the Dodgers' 6-5 win.

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CROSSWORD AND SUDOKU ANSWERS

B	R	A	S		S	W	A	T		S	O	B	S
R	U	S	H		H	A	V	O	C		U	C	L
O	B	O	E		R	I	O	T	S		M	E	O
			F	L	E	E	T	W	O	O	D	M	A
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T	E	E	N			O	N	E	S		S	E	N

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

LEGACY

Continued from page A1

guna Beach Pride 365, worked with Jim Dewey to bring about the recognition. Cooley said the organization covered the cost for the signage and the city installed it.

“A lot of people might not understand the purpose of the rainbow, why it's on that particular beach and how it all came about,” Cooley said. “The plaque is intended to explain that, pay tribute to the people who started the whole ‘craze,’ established it, and that's part of the heritage. You go back to someone who was thoughtful enough to create a space for the community that was, at the time, very marginalized. It's blossomed into a space that's welcoming for everyone and [you] still feel safe in.”

The Pride flag has flown during the month of June in Laguna Beach since the City Council voted unanimously in favor of hoisting the colors in 2019. Cooley has often rallied around the aspect of inclusivity, referring to the banner as the “rainbow flag of diversity.”

Laguna Beach Pride 365 kicked off the month with a drag bingo brunch at Mozambique on Sunday, hosted by local drag queen Endora. Cooley said the venue was sold out, adding that approximately 20% of the proceeds from the event would benefit the Friendship Shelter.

The organization is also planning a rainbow flag “festooning” distribution on Friday in downtown Laguna Beach. Volunteers will hand out the flags to local businesses, starting along Forest Avenue, from 11 a.m. to 2 p.m.

Laguna Beach Pride 365 also listed Pride Night games at Angel Stadium on June 10 and at Dodger Stadium on June 13 among the group's upcoming events on its website.

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HOW TO GET PUBLISHED

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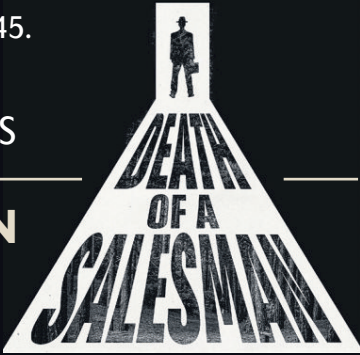
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Legal Notices

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NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on June 26, 2025 at approx. 2:00P.M. at www.storageasures.com: Rachel Cangelosi, Ahmad Alragom, Amica Cranston, Jovannie Gonzalez 6/6/25 **CNS-3932440#** **DAILY PILOT**

BSC 226923
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
Harold Richard Wicks, Harold R. Wicks
30-2024-01397037-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: **Harold Richard Wicks, Harold R. Wicks.**

A PETITION FOR PROBATE has been filed by **Bryan R. Wicks** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **Bryan R. Wicks** be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on **July 23, 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 [TheSuperiorCourtOfCalifornia-CountyOfOrange\(occourts.org\)](http://TheSuperiorCourtOfCalifornia-CountyOfOrange(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:
DUANE S. LINDSEY, ESQ
LAW OFFICES OF DUANE S. LINDSEY, A.P.C.
2082 MICHELSON DR.
IRVINE, CA 92612
Published in the ORANGE COAST DAILY PILOT on: 6/5, 6/6 & 6/12/2025

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T.S. No. 132454-CA APN: 178-322-16 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/28/2004. 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 7/3/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 11/8/2004 as Instrument No. 2004001001366 Deed of Trust was modified on 10/02/2007 as Instrument No. 2007000595125 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: MICHAEL P. DENNIS, AN UNMARRIED PERSON and ROLAND DENNIS and ANNA DENNIS, WHO ARE MARRIED TO EACH OTHER 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: LOT 65 OF TRACT 4880, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172, PAGES 132, INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND CHARACTER (EXCEPT WATER AND RIGHTS TO APPROPRIATE OR DIVERT WATER, WHETHER SUCH RIGHTS BE VESTED OR CONTINGENT) IN, UNDER OR RE-COVERABLE FROM SAID LAND, WITHOUT, HOWEVER ANY RIGHT TO ENTER UPON THE SURFACE OR SUB-SURFACE OF SAID LAND ABOVE 500 FEET BELOW THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID LAND, AS RESERVED IN VARIOUS DEEDS TO JASAM INC., A CORPORATION, RECORDED OCTOBER 11, 1960 IN BOOK 5456, PAGE 410 OF OFFICIAL RECORDS. ALSO EXCEPTING ALL SUB-SURFACE WATER RIGHTS BUT WITHOUT ANY RIGHT OF ENTRY TO THE SURFACE OR TO THE SUB-SURFACE ABOVE A DEPTH OF 500 FEET, AS DEDICATED TO THE CITY OF HUNTINGTON BEACH BY ENDORSEMENT ON THE MAP OF SAID TRACT. The street address and other common designation, if any, of the real property described above is purported to be: 17020 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649 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: \$241,518.80 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 132454-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 TENANT: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 132454-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

Legal Notices

Legal Notices

CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, June 23, 2025** at 6:00 PM, or soon thereafter, to consider the following item:
Application No.: PDES-24-0013
Applicant/Agent: David Dilettosso / Peter C. Swift Trust
Site Address: 2280 Elden Ave
Zone: Multiple-Family Residential District, Medium Density (R2-MD)
Description: Design Review 24-0013 and Parcel Map 24-156 proposes a residential small lot subdivision to create two parcels each containing one new two-story detached single-family house with an attached two-car garage.
Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Minor Division of Land) and Section 15303 (New Construction or Conversion of Small Structures).
Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

Legal Notices

Legal Notices

CITY OF LAGUNA BEACH
NOTICE OF PUBLIC HEARING

Planning Commission
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
Wednesday, June 18, 2025 at 6:00 P.M.

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Conditional Use Permit 25-0964, Conditional Use Permit 25-1046, Coastal Development Permit 25-0965, Coastal Development Permit 25-1047, and Design Review 25-0963 Address: 320 North Coast Highway | APN: 496-122-13 Applicant: Donna Baldwin and Steve Muller for Truly Pizzeria 7021219-8585, donnabaldwin32@gmail.com Property Owner: Liang Fang Application Filing Date: October 1, 2024 PROJECT DESCRIPTION: The applicant requests Conditional Use Permit (CUP) 25-0964 and CUP 25-1046, Coastal Development Permit (CDP) 25-0965 and CDP 25-1047, and Design Review (DR) 25-0963 to establish and operate a new restaurant in the C-1 (Local Business District) zone. CUP 25-0964 is required to amend the hours of operation previously approved via CUP 97-28, CDP 25-0965 is required to expand the existing outdoor dining area, resulting in an intensification of use with a greater parking requirement, and DR 25-0963 is required for the construction of two freestanding wood pergolas on a historic property. Additionally, pursuant to LBMC Section 25.52.006(G)(2), the Planning Commission will make a recommendation to City Council on CUP 25-1046 and CDP 25-1047 requesting to reduce the number of required off-street parking spaces by establishing a sidewalk cafe. Related Project Cases on the property include but are not limited to: DR-97-232 and CUP 97-28. COASTAL ZONE: This project is located in the Coastal Zone. This project is located within a non-appealable area of the Coastal Zone. The project is proposed as non-appealable development. The application was filed on October 1, 2025 by Donna Baldwin and Steve Muller (Truly Pizzeria) and is assigned application numbers CUP 25-0965 and CDP 25-1047. These applications will be heard by the Planning Commission and City Council. The decision by the Planning Commission for 25-0965 can be appealed to the City Council upon the payment of \$2,000.00 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use and is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. MORE INFORMATION: The property is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Thursday: 7:30am – 1:00pm. HOW TO COMMENT: For additional information, contact City staff: Kate Kazama, Associate Planner at kkazama@lagunabeachcity.net or (949) 497-0748. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

LEGAL NOTICE

CITY OF LAGUNA BEACH
NOTICE OF PUBLIC HEARING

Planning Commission
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
Wednesday, June 18, 2025 at 6:00 P.M.

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Temporary Use Permit 25-1094, Coastal Development Permit 25-1095 Address: 30516 Coast Highway (Community & Recreation Center) | APN: 656-191-41 Applicant: City of Laguna Beach Property Owner: City of Laguna Beach Application Filing Date: May 22, 2025 PROJECT DESCRIPTION: The applicant requests approval for a temporary use permit and a coastal development permit to convert the existing grass field at the Community & Recreation Center to a temporary parking lot for a three-year term, located in the R-1, Residential Low Density and R-3, Residential High Density zones. COASTAL ZONE: This project is located in the Coastal Zone. This project is located within a non-appealable area of the Coastal Zone. The application was filed on May 22, 2025 by the City of Laguna Beach and is assigned application number CDP 25-1095. The application will be heard by the Planning Commission. The decision by the Planning Commission can be appealed to the City Council upon the payment of \$2,000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15304 - Minor Alterations to Land, in that the project consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. MORE INFORMATION: The property is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Thursday: 7:30am – 1:00pm. HOW TO COMMENT: For additional information, contact City staff: Pierre Sawaya, Capital Program Manager at psawaya@lagunabeachcity.net (949) 497-0751. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

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APN: 934-30-040 TS No. CA08001726-22-1 TO No. 220691240-CA-VOO NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 25, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 4, 2012 as Instrument No. 2012000002522 and subsequently reformed by Judgment recorded on 12/16/24 as Instrument Number 2024000326542, of official records in the Office of the Recorder of Orange County, California, executed by LING YANG, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: See Exhibit "A" Attached Hereto And Made A Part Hereof Exhibit "A" Those Portions Of Lot 1 Of Tract No. 8488, In The City Of Irvine, County Of Orange, State Of California, As Per Map Recorded In Book 358, Pages 32 And 33 Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County, Described As Follows: Parcel 1: Unit 89 As Shown And Described In The Condominium Plan ("Plan"). Parcel 2: An Undivided One Forty-First (1/41st) Interest As A Tenant In Common In The Fee Interest In And To The Common Area Of Said Lot Of Said Tract As Such Term Is Defined In The Article Entitled "Definitions" Of The Declaration Of Covenants, Conditions And Restrictions ("The Declaration"). Excepting All Oil, Oil Rights, Minerals, Mineral Rights, Natural Gas Rights And Other Hydrocarbon Substances By Whatsoever Name Known That May Be Within Or Under The Parcel Of Land Hereinabove Described, Together With The Perpetual Right Of Drilling, Mining, Exploring And Operating Therefor, And Storing In And Removing The Same From Said Land Or Any Other Land, Including The Right To Whipstock Or Directionally Drill And Mine From Lands Other Than Those Hereinabove Described, Oil Or Gas Wells, Tunnels And Shafts Into, Through Or Across The Subsurface Of The Land Hereinabove Described, And To Bottom Such Whipstocked Or Directionally Drilled Wells, Tunnels And Shafts Under And Beneath Or Beyond The Exterior Limits Thereof, And To Redrill, Retunnel, Equip, Maintain, Repair, Deepen And Operate Any Such Wells Or Mines, Without However, The Right To Drill, Mine, Store, Explore Or Operate Through The Surface Or The Upper 500 Feet Of The Subsurface Of The Land Hereinabove Described, As Reserved In The Deed Recorded June 25, 1976 In Book 11787, Page 165 Of Official Records. Parcel 3: Non-Exclusive Easements For Utilities, Access, Ingress, Egress, Encroachment, Drainage, Support And For Other Purposes, All As Such Easements Are Reserved For The Benefit Of Or Granted To Owners In The Article Of The Declaration Entitled "Easements". The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3 VIEJO UNIT 89, IRVINE, CA 92612 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$40,357.73 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001726-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08001726-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 20, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001726-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication At 916.939.0772 NPP047475 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/30/2025, 06/06/2025, 06/13/2025