

# Daily Pilot

WEDNESDAY, FEBRUARY 15, 2023 /// dailypilot.com



**ELABORATE PROPOSAL** set-ups illuminate the beach for the big question on the shore near the Montage in Laguna Beach. Proposals like these have increased in popularity at the seaside resort, which has become a go-to proposal spot for future brides and grooms in recent years.

## Waves of love wash ashore



Photos by Don Leach | Staff Photographer

## Costa Mesa reports \$4.3M surplus

A rundown on Fiscal Year 2021-22 shows a banner year of \$165.7 million in revenue, the highest ever recorded.

BY SARA CARDINE

Nearly three years ago, in the throes of the pandemic, Costa Mesa number crunchers stared into the abyss of a possible \$18.5-million loss in tax revenue as officials planned furloughs and departmental budget cuts to keep the city afloat.

Last week, however, a snapshot of Costa Mesa's financial picture appeared much sunnier, as staff reported a general fund revenue surplus of \$4.3 million, thanks to the intake of \$77.3 million in sales tax revenue — roughly \$13.5 million over last fiscal year — and another \$8.4 million in transient occupancy tax from hotel stays.

"We did achieve a banner year of \$165.7 million in revenue, the highest amount we've ever recorded," finance director Carol Molina told the City Council at a Feb. 7 meeting, delivering a comprehensive report of Fiscal Year 2021-22 finances.

That figure was attributable, in part, to the receipt of some \$5.2 million in one-time funding that cannot be counted on in future years, including a portion of the more than \$26 million Costa Mesa received in federal American Rescue Plan Act funding.

Molina shared how the city used its first \$13.1-million installment of ARPA funding, given to help alleviate the impact of the pandemic on municipalities throughout the nation.

Nearly \$2.3 million was used to reinstate staff hours and salaries after the furlough. Another \$2 million was used in a grant pro-

See **Revenue**, page A2



Kevin Chang | Staff Photographer

**PEYTON "DEZ" TUMA** won the Ultimate Madden Bowl.

## N.B. teen captures Madden's top prize

BY MATT SZABO

Newport Harbor High School senior Peyton Tuma returned to school on Wednesday, just two days after his life was changed.

Tuma, who goes by the online handle "Dez" in honor of former Dallas Cowboys receiver Dez Bryant, was the big winner at the Ultimate Madden Bowl video game tournament on Monday.

Tuma's Cowboys defeated Henry Leverette of Georgia's Bears, 24-14, in the championship game at the Electronic Arts studios in Redwood City. Tuma won the \$250,000 grand prize, becoming the youngest Ultimate Madden Bowl winner ever.

It was a convincing win for No. 2-seeded "Dez" against top-seeded "Henry," who owns the all-time record of five Madden Championship Series belts and was last year's Ultimate Madden Bowl champion. In this year's fi-

See **Prize**, page A4

## Conference helps families spot signs of dating violence

BY ERIC LICAS

Claudia Flores thought it was strange when she saw her younger sister lay an outfit neatly on her bed and take a photo of it before getting dressed one morning. Years later, she found out that the picture was for a high school boyfriend who insisted he should approve of what her sister wore each day.

That boyfriend also talked her into enrolling at a community college with him instead of accepting a four-year grant to attend Cal State Fullerton. That's a decision her sister, now

33, has since grown to regret, Flores said.

The couple fought often, and whenever they did he would leave a teddy bear on her desk to try and convince her that things were all right. Today, she can't stand the sight of that particular type of stuffed animal.

"She's like, 'Give me any other plush toy, do not give me a teddy bear,'" Flores told parents during a breakout session of the Love Shouldn't Hurt teen conference at Early College High School in Costa Mesa Saturday. "Because that's the way he would say 'I'm so sorry.'"

Jose Islas of Fullerton

thought it was silly when one of his three sons and that son's girlfriend began coordinating matching outfits with each other. He had even teased the boy about the gesture.

But after listening to Flores' sister's story, he decided it would be important to ask his son if he and his girlfriend were choosing how each other should dress because they wanted to or if either of them felt like they were being pressured to dress a certain way. He and Flores acknowledged it might be an innocent show of

See **Dating**, page A3

## Future of nesting great blue herons is up in the air

BY LILLY NGUYEN

A tree near the Balboa Branch Library slated for removal will stay there a while longer as some great blue herons and their offspring call it home. The reprieve is expected to last at least until mid-April, according to the Wetlands and Wildlife Care Center.

Newport Beach city spokesman John Pope said the tree closest to the library's parking lot was scheduled to be removed on Friday, as it has severe internal decay. But city workers noticed avian activity in the tree's boughs and noticed a few birds had come to use some preexisting nests. After seeing eggs in those nests, staff reached out to wildlife agencies.

"This is an important issue for us and we very carefully monitor the activity in the nests," said Pope, adding that the tree will remain standing at least through



Don Leach | Staff Photographer

**BLUE HERONS** nest in a tree near the Balboa Branch Library. The tree was scheduled to be removed, but talks with the city have postponed that to mid-April.

See **Nesting**, page A4

## ALSO FROM THE DAILY PILOT:



James Carbone

**FOUNTAIN VALLEY BOYS' WRESTLING WINS CIF INLAND DIVISION TITLE** PAGE A2





Scott Smeltzer | Staff Photographer

**A GIRL AND** her mother walk by wind spinners on the Huntington Beach Pier in September 2022. Low temps and gusty winds are expected to hit the coast this week.

# Fresh winter chill brings low temps, winds to coastal O.C.

BY LILLY NGUYEN

After a brief reprieve from the cold that accompanied recent storms, it appears winter isn't quite done with Orange County.

Blustering winds were expected to make their way throughout Southern California yesterday with winds traveling up to about 40 to 45 mph in some parts of coastal Orange County, including Huntington Beach and Newport Beach. The winds were expected to begin fairly early in the day and ramp up by late afternoon.

But while the winds, which prompted some warnings in other parts of the state, are expected to die down by this morning, the cold they bring with them won't dissipate quite as quickly.

Brian Adams, a meteorologist at the National Weather Service station in San Diego, said temperatures are expected to drop substantially Wednesday and Thursday. Lows will be down to the 40s for much of Orange County, including the coastal cities, Adams said, noting that inland cities of the

county — such as Yorba Linda — will see temperatures drop to lows of the upper 30s.

"The big reason for this [temperature drop] is we have a pretty potent upper level system that's diving into the Los Angeles Basin just to our north; so, that's bringing with it a lot of really, really cold air," Adams said Monday. "If you were to trace back where this system is coming from, ... [it] basically started out in the Gulf of Alaska and the Northwest territories to dive straight toward us."

Wednesday and Thursday are expected to be the coldest days of the week. Coastal O.C. should expect daytime highs ranging from 60 to 64 on both days, according to forecasts.

Adams said that temperatures are expected to climb back up again this weekend, but residents shouldn't expect temperatures to be significantly warmer. Lows will still remain in the 40s, though highs may climb to the low to mid-60s by the weekend.

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## BOYS' WRESTLING

# Fountain Valley claims CIF Inland Division team title

BY ANDREW TURNER

For a few years, the conversation around the Fountain Valley High wrestling program has been who will become the first to finish the season on top.

The Barons remain in search of their first individual state champion, but a handful of Fountain Valley wrestlers started the post-season in impressive fashion.

Behind its five champions, host Fountain Valley bested Hesperia 282-221 to lay claim to the team title in the CIF Southern Section Inland Division individual wrestling championships.

Juniors Anthony Lucio (113 pounds), Hercules Windrath (138) and Ryland Whitworth (195), sophomore Khale McDonnell (170) and senior TJ McDonnell (182) won their weight classes to earn section titles.

Senior Dylan Bunbury also made the heavyweight final, part of a dominant showing by the Sunset Conference that saw the league represented in 10 out of the 14 championship matches.

"Everyone wants to be a state champ," Lucio said. "We have five guys that can do it, so our ultimate goal is just looking at the very end. We all want to be state champs."

TJ McDonnell, who medaled at the state meet last season and has committed to Oregon State, is nearing the end of a remarkable prep career. He earned his third section title in as many tries. He has been a part of two team titles for Fountain Valley in the CIF



Photos by James Carbone

**MEMBERS OF** the Fountain Valley boys' wrestling team celebrate after winning the CIF Southern Section Inland Division individual wrestling championships on Saturday.

individual wrestling championships, as well as a CIF dual meet wrestling championship.

"I'm really focused on the state tournament and winning it," McDonnell said, after being named the upper-weight MVP of the CIF finals meet. "I haven't really let in that mix of emotions yet, but I know it's going to be a whole lot of them in there. It's going to be sad. It's going to be exciting. I'm definitely excited for what's to come, and I'm also extremely grateful for the time that I had here these four years."

Fountain Valley will be sending an area-leading eight wrestlers to the CIF Masters Meet, which will be held at Palm Springs High on Friday. The top 10



**MARINA'S ADRIAN JIMENEZ**, left, and Fountain Valley's Anthony Lucio, wrestle in the 113-pound final on Saturday.

finishers (top five in each bracket) will advance to state.

Corona del Mar, which finished fourth overall, had seven Masters qualifiers,

including 160-pound champion Zion Hernandez. Antonio Aramburu (152) and Eugenio Franco (195)

See **Champions**, page A4

## HIGH SCHOOL ROUNDUP

# Newport Harbor boys' soccer upsets top seed

Seniors Cade Holden and Oliver Hobin scored for the Newport Harbor High boys' soccer team, which pulled off the road upset 2-1 against top-seeded Baldwin Park Sierra Vista on Saturday in the second round of the Division 3 playoffs.

Newport Harbor (15-4-4) plays host to Long Beach Cabrillo (17-3-3) in a quarterfinal match at Davidson Field on Wednesday at 5 p.m.

**Crescenta Valley 2, Edison 0:** Owen Denisiu and Adam Lorek scored for the No. 2-seeded Falcons in the second round of the Division 3 playoffs on Saturday at Edison High.

Denisiu created a turnover at the midfield stripe in the 49th minute and scored the game's first

goal, which was assisted by Luis Gong.

"We've played with each other all four years," Denisiu said of a Crescenta Valley side that started 10 seniors. "Just the chemistry that has formed with this group and the friendships, we understand each other so much, which helps tremendously."

Dylan Dwight, the Chargers' starting goalkeeper, exited after rushing off his line to make a tackle at the end of the first half. Andrew Mosham made a diving save on a threatening free kick by Gong immediately upon entering the action, one of his two stops.

Lorek added a penalty-kick goal in second-half stoppage time for Cres-

centa Valley (20-1-1).

Edison (14-7) was the second-place team in the Surf League this season.

"I think we flirted with our potential many times, but maybe not fully to where we could be," Edison coach Charlie Brene-man said in looking back on the season. "I think, with that said, the group did a really good job of competing and coming together and playing some good stuff at times."

**Mission Viejo 1, Los Amigos 0 (20T):** The host Lobos were knocked out of the Division 3 playoffs in Thursday's first-round game.

Senior goalkeeper Jorge Sanchez made three saves for Los Amigos (14-3-2), which was the Garden Grove League champion

this season.

**Oxnard 2, Fountain Valley 1:** Senior forward Devin La Clair scored his 12th goal of the season for the visiting Barons, who fell to the No. 3-seeded Yellowjackets on Thursday in the first round of the Division 4 playoffs.

Fountain Valley (7-11-2) was the second-place team in the Wave League this season.

**Esperanza 3, Estancia 1:** Junior forward John Uchityl scored the Eagles' goal on Feb. 7 in a Division 5 wildcard match at Esperanza High.

Senior midfielder Alex De Leon had an assist for Estancia (5-11-6), which was the fourth-place team out of the Orange Coast League.

— From staff reports

## REVENUE

Continued from page A1

gram for small local businesses struggling due to pandemic closures, while some \$668,000 was used for COVID-related homeless services and accommodation.

The city transferred an additional \$4 million into disaster relief reserve funds, while reinstating defunded positions and budget cuts across departments and paying more than \$2 million to bolster an account set aside to pre-fund pensions and other retirement obligations.

Of Costa Mesa's second installment of ARPA fund-

ing, about \$4,975,000 has been so far been committed toward conversion of a local Motel 6 into permanent supportive housing under the state's Project Homekey (\$3.5 million), a \$975,000 allocation toward the opening of an affordable housing project, the Bungalows, and \$500,000 in rental assistance for low-income residents.

"We still have \$8.3 million of ARPA funds to utilize in Fiscal Year 2022-23," Molina told the City Council.

The influx of revenue allowed officials to contribute to the city's reserve fund, which now has a balance of \$57.7 million — nearly \$3 million more

than the recommended threshold previously set by the council. Staff also recommended placing \$1 million into a workers compensation coverage account, which would cover half of the city's deductible toward a major claim, and \$2 million into a facilities reserve account.

City Manager Lori Ann Farrell Harrison explained the funds would allow the city to begin saving for needed renovations, unforeseen costs and other projects on the city's wish list.

"This was kind of our recommendation, given all the things, all the balls in the air and all the different competing needs of the

city, where we could at least start to make some progress in these areas where we don't have a lot of funding," Farrell Harrison said.

"It's a wonderful problem to have, to have to decide where to allocate additional funding."

In addition to the city's revenue windfall, Molina reported a decrease in the city's net pension liability of \$82.8 million, bringing the amount to \$229.6 million, due to recent market trends, a point Mayor John Stephens emphasized.

"The public really needs to know about these performance numbers and these types of statistics," he said. "Performance indicators in the past, in politics, I must say, have been mis-stated. So, it's good to get the facts out there."

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## CROSSWORD AND SUDOKU ANSWERS

F	A	R	M	G	R	A	P	E	O	W	E	D		
A	V	E	R	R	E	L	A	P	R	A	B	R	A	Y
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7	5	8	6	9	1	2	3	4
1	2	9	4	3	5	8	6	7
4	3	6	7	2	8	1	9	5

## FOR THE RECORD

In the Saturday, Feb. 11 edition, Newport Harbor boys' soccer player Johan Guzman was misidentified as Johan Gomez. (Correction has been made in the online article)

# Daily Pilot

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**Cecilia Pfeiffer**

August 7, 1945 - January 15, 2023

Cecilia Pfeiffer, passed away on January 15, 2023 at age 77 with her family by her side. Born to Kathryn and Anthony Ferreira on August 7, 1945, in Cranston, Rhode Island, Ce relocated to California after high school. There, she met and married her husband of 55 years, Bruce Pfeiffer. They settled in Rancho Palos Verdes to raise their four children.

Ce was known for spreading kindness through thoughtful gifts, heartfelt cards, favorite meals, needlepoint ornaments, and sage advice. She also had an adventurous spirit, enjoying travel, zip lining, wakeboarding, river rafting, and much more. But time with family was her greatest adventure, filled with laughter and love. Ce served as residential manager for the Palos Verdes Directory, and proudly worked in public schools for nearly 30 years in a variety of roles including school office manager. Her most cherished role was supporting students who needed it most-making each feel loved and capable of making it through even the toughest times.

Ce is survived by husband Bruce Pfeiffer, children Bryan Pfeiffer, Dani Pfeiffer, Greg Pfeiffer, and Kim Goll, seven grandchildren, sister Mary Jean Frieden, and countless extended family members and friends. Her family will honor her legacy by living their lives to the fullest. A funeral mass, will be held on Saturday, February 18 at 1:00 pm at St. Lawrence the Martyr Catholic Church in Redondo Beach.



**DATING**

Continued from page A1

affection. But although his son appeared happy, Islas and his wife, Irma, wanted to be sure he was also thinking of the well-being of his young partner.

“My goal here is, first, to make sure my boys will respect girls,” Islas said Saturday. “Because this is serious. I want them to be able to love and have someone love them back healthily.”

About 18% of teenage girls and 11% of boys surveyed by the Centers for Disease Control in 2021 said they had been forced to have sex or some other form of intimate contact, according to a summary published Monday of a full report due in the spring. Around 60% of people between the ages of 12 and 18 experience some form of emotional or psychological abuse, Flores, a clinical



James Carbone

**TEENS TALK** with representatives from the Girls Inc. of Orange County booth during the eighth annual Love Shouldn't Hurt teen conference in Costa Mesa on Saturday.

outreach program manager with the nonprofit behind Saturday's conference, Human Options, told attendees Saturday.

The event opened with a keynote presentation by Mario Valdespino, a junior at Anaheim High School

and co-chair of the youth group Project S.A.Y. When he asked if anyone in the room had experienced abuse at the hands of someone they were dating, 15 out of the roughly 80 people who attended the conference raised their

hands.

One of them was Ann Nguyen, a Garden Grove resident who works as a community liaison for the Savanna Elementary School District. She said cultural and social stigmas often prevent people from reporting or having discussions about abuse in a relationship, and many like her “have gone through this and had no one to talk to.”

“I feel like as adults we often disregard our younger generations and say, ‘Oh, we know the answers; we know what you need to do or how you need to feel,’” Nguyen added. “I don't know Mario, but I'm proud of him. Because it's not easy to get up and challenge parents, and me as a grandparent, to challenge us to do better, to be more open in our communication and say this is a problem.”

Melani Hernandez, 14, and her sister Sandy Her-

nandez, 16, said they were shocked by statistics illustrating the prevalence of dating violence they heard at Saturday's conference. Even though they are close with each other and their mother, Alicia Martinez, it's a topic that was rarely brought up between them or their friends. But as they talked about red flags of abusive relationships and chatted with other teens in breakout sessions away from their parents, they realized that they had seen examples of what they discussed firsthand.

“We saw, like, videos about relationships and both looked at each other,” Melani Hernandez said. “I've known her [my sister's] past relationships, and I was, like, ‘I think you can relate.’”

Sandy Hernandez said she believes teenage girls feel more pressure than their counterparts to keep a relationship going. In her

experience, being in one had been an idealized part of her identity that was difficult to walk away from, and she found herself doubting her own self-worth at times when things went sour with a partner.

About 57% of teenage girls and 29% of boys reported having persistent feelings of sadness or hopelessness at some point over the course of 2021 in the CDC's survey. As many as 24% of the girls and 12% of the boys who took part said they had planned suicide.

On Saturday, Flores, Valdespino, Human Options chief executive Maricela Rios-Faust and others talked about technology and social media as ubiquitous, practically essential tools that have had a growing impact on the mental health of young people. Later, members of

See *Dating*, page A4

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**Legal Notices**

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POWERS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS TO A 100.00% (\$820,000.00) UNDIVIDED INTEREST, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$ 887,720.64 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 2/6/2023 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. 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If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.COM](http://www.STOXPOSTING.COM), using the file number assigned to this case 86105 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.

**Legal Notices**

**CITY OF COSTA MESA SUMMARY OF PROPOSED ORDINANCE NO. 2023-02**  
**NOTICE IS HEREBY GIVEN** that on February 7, 2023, the City Council gave first reading to proposed Ordinance No. 2023-02.  
**ORDINANCE NO. 2023-02**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REPEALING CHAPTER 1 OF TITLE 4 OF THE COSTA MESA MUNICIPAL CODE**  
A certified copy of the full text of Ordinance No. 2023-02 is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on February 21, 2023 at 6:00 p.m. Brenda Green, City Clerk, City of Costa Mesa  
Published on: February 15, 2023

**Legal Notices**

**Legal Notices**

**CITY OF COSTA MESA SUMMARY OF PROPOSED ORDINANCE NO. 2023-03**  
**NOTICE IS HEREBY GIVEN** that on February 7, 2023, the City Council gave first reading to proposed Ordinance No. 2023-03.  
**ORDINANCE NO. 2023-03**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING CODE AMENDMENT CO-2023-XX AMENDING CHAPTER V, ARTICLE 1, SECTION 13-35 (ACCESSORY DWELLING UNITS) OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO MODIFY STANDARDS TO CONFORM WITH RECENT REVISIONS TO STATE LAW AND TO CLARIFY EXISTING ACCESSORY DWELLING UNIT PROVISIONS TO IMPROVE ADOPTING**  
A certified copy of the full text of Ordinance No. 2023-03 is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on February 21, 2023 at 6:00 p.m. Brenda Green, City Clerk, City of Costa Mesa  
Published on: February 15, 2023

**Legal Notices**

**Legal Notices**

**CITY OF COSTA MESA SUMMARY OF ADOPTED ORDINANCE NO. 2023-01**  
**NOTICE IS HEREBY GIVEN** that on February 7, 2023, the City Council adopted Ordinance No. 2023-01.  
**ORDINANCE NO. 2023-01**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING SECTION 3-151 OF CHAPTER VI TO TITLE 3, ANIMAL REGULATIONS, OF THE COSTA MESA MUNICIPAL CODE RELATING TO APPEALS FROM ACTION OF POLICE CHIEF**  
I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2023-01 was duly passed and adopted at a regular meeting of the City Council held on February 7, 2023, by the following roll call vote, to wit:  
AYES: COUNCILMEMBERS: CHAVEZ, GAMEROS, HARPER, MARR, REYNOLDS, HARLAN, STEPHENS  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: NONE  
I hereby certify that the summary of the adopted ordinance was published in the Daily Pilot on Wednesday, February 15, 2023.  
Brenda Green, City Clerk, City of Costa Mesa

**Legal Notices**

**Legal Notices**

**NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)**  
Escrow No. **234751-CS**  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: **NEWPORT BEACH TAX AND BUSINESS SERVICES, INC., 4100 NEWPORT PLACE, SUITE 760, NEWPORT BEACH, CA 92660**  
(3) The location in California of the chief executive office of the Seller is:  
(4) The names and business address of the Buyer(s) are: **MOHSEN KHODAVERDI AND KEVING DONG, 4100 NEWPORT PLACE, SUITE 760, NEWPORT BEACH, CA 92660**  
(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES, EQUIPMENT AND CUSTOMER LIST** of that certain business located at: **4100 NEWPORT PLACE, SUITE 760, NEWPORT BEACH, CA 92660**  
(6) The business name used by the seller(s) at said location is: **NEWPORT BEACH TAX AND BUSINESS SERVICES**  
(7) The anticipated date of the bulk sale is **MARCH 6, 2023**, at the office of **R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866** Escrow No. **234751-CS**, Escrow Officer **CANDICE SILVA**  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is: **MARCH 3, 2023**  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: **NONE**  
DATED: **FEBRUARY 8, 2023**  
TRANSFEREES: **MOHSEN KHODAVERDI AND KEVING DONG**  
**ORD-1471992 DAILY PILOT 2/15/23**

**Legal Notices**

T.S. No. 105075-CA APN: 155-243-28 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/20/2005. 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 3/23/2023 AT 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/29/2005 as Instrument No. 2005000770056 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: LES AKERS AND MEGAN AKERS, HUSBAND AND WIFE AS JOINT TENANTS 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: 20972 SURGE LN, HUNTINGTON BEACH, CA 92646 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: \$929,128.35 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 (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 105075-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](http://www.clearreconcorp.com), using the file number assigned to this case 105075-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: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

**Bids Wanted**

**NOTICE INVITING SEALED PROPOSALS (BIDS)**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Costa Mesa Sanitary District invites and will receive sealed proposals (bids) for furnishing all labor, materials, equipment, transportation, permits, and other items necessary for the construction of the following project:

**HQ DROUGHT TOLERANT LANDSCAPE RENOVATION**  
**Project No. 342**

Bids will be received by the Costa Mesa Sanitary District office at 290 Paularino Avenue, Costa Mesa, California until Thursday, April 20, 2023, at 10:00 am at which time they will be opened publicly and read aloud in the Board Conference Room. Sealed proposals shall bear the title of the project and the name of the bidder. Any bid received after the scheduled bid opening time shown above will not be accepted and returned to the bidder unopened. It shall be the sole responsibility of the bidder to seal and deliver the bid proposal to the District office at or before the time specified in this notice provided. A set of the approved contract documents including plans and specifications may be obtained at the SABP Reprographics, 2372 Morse Avenue, Irvine, CA 92614, (949) 756-1001 (e-mail: [workorder@sabp.com](mailto:workorder@sabp.com)).

**The project includes generally includes, but not limited to, removing and disposing the existing landscape, installing new hardscape, landscape, plants, civil, electrical, mechanical, and piping, and electrical work associated with the renovation.**

**There is a mandatory pre-bid meeting at 11:00 a.m. on the 15th of March 2023 (Wednesday). The pre-bid meeting will be held at CMSD District Headquarters Conference Room, 290 Paularino Avenue, Costa Mesa, 92626.**

**The question deadline during the bid period is 3:00 p.m. on the 29th day of March 2023 (Wednesday).**

The Contractor shall comply with the provisions of the California Labor Code, the prevailing rate and scale of wages determined by the Department of Industrial Relations, State of California. Prevailing rates shall be paid to all workers employed in the performance of the contract. Such rates of wages are on file with Department of Industrial Relations and in the office of the District and are available to any interested party upon request. The contractor is responsible for all penalties prescribed for noncompliance to these provisions.

Each bid shall be submitted on the Bid Proposal Form furnished as part of the contract documents, and shall be accompanied by a certified check, a cashier's check or a bidder's bond in an amount not less than 10-percent of the amount of the bid, made payable to the Costa Mesa Sanitary District. The check or bond shall be given as guarantee that the bidder will enter into a contract with the District and furnish the required payment and performance bonds and certificates of insurance and endorsements if awarded the work. The check or bond will be declared forfeited if the successful bidder does not enter into the contract or furnish the required bonds and insurance forms under the time frame specified in the construction agreement.

It is imperative that the bidders carefully review this notice and the District's standard construction agreement and insurance forms. The successful bidder will be required to comply with all requirements in the standard construction agreement and insurance forms. In the event of failure or inability to meet these requirements after the award of contract, the District shall have the right to reject the bid and/or declare a forfeiture of the bid bond.

Pursuant to California Contract Code Section 22300, CONTRACTOR will be entitled to post approved securities with the District or an approved financial institution in order to have the District release funds retained by the District to insure performance of the contract.

**No bidder or subcontractor shall be listed in a bid proposal unless registered with the Director of Industrial Relations pursuant to Labor Code Section 1725.5.**

Liquidated damages in the sum of \$250 per day shall be imposed for each unexcused day beyond the contract completion date.

<b>The Engineer's Base Bid Estimate for this construction project is</b>	<b>\$ 397,000.00</b>
<b>The Engineer's Estimate for ADD ALT #1 is</b>	<b>\$ 11,500.00</b>

The Board of Directors of the District reserves the right to select the schedule(s) under which the bids are to be compared and contract(s) awarded, to reject any and all bids, and to waive any and all irregularity in any bid.

Dated: February 14, 2023  
BY ORDER OF THE BOARD OF DIRECTORS  
OF THE COSTA MESA SANITARY DISTRICT

**Call Classified Today (714) 966-4600**  
**SELL**  
your unwanted items through classified

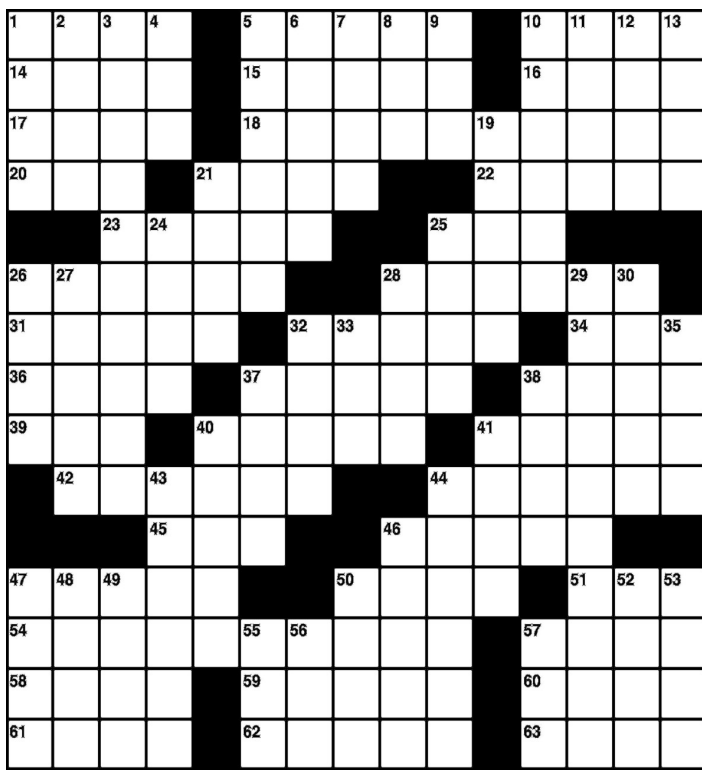


**THE DAILY COMMUTER PUZZLE**

By Jacqueline E. Mathews

- ACROSS** 1 Raise crops  
5 Juice flavor  
10 Was in the red  
14 State positively  
15 Pass on, as a message  
16 Donkey's cry  
17 Van Winkle & others  
18 Novice  
20 Suffix for legal or journal  
21 Folk singer Burl  
22 Solemn promises  
23 Prize for Jimmy Carter  
25 Parisian pal  
26 Titanium & tin  
28 Sows  
31 Give a speech  
32 Reprimand  
34 Pink meat  
36 Sothern & Sheridan  
37 Like a good pie crust  
38 Supermarket section  
39 Facial twitch  
40 Cruel man  
41 Ethical  
42 Stranger  
44 Flow back  
45 Do first-grade math  
46 Bohemian dance  
47 "\_\_\_ in Wonderland"  
50 Brave deed  
51 Pensacola's state: abbr.  
54 Barnes & Noble, e.g.  
57 Goulash  
58 Pigeon shelter  
59 Go away  
60 Make well  
61 Three-handed card game  
62 Took a shine to  
63 Screws up

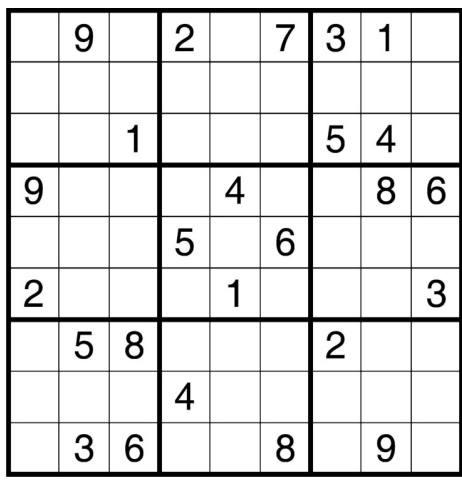
- DOWN**  
1 Cost to ride  
2 Rental car agency



**SUDOKU**

By The Mephram Group

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



**For answers to the crossword and Sudoku puzzles, see page A2.**

- |                    |                                |
|--------------------|--------------------------------|
| 3 Contrition       | 12 Every                       |
| 4 Sra. in New York | 13 Clairol products            |
| 5 Burial sites     | 19 Wanderer                    |
| 6 Fend off         | 21 Suffix for digest or access |
| 7 Yodeler's milieu | 24 South Dakota crop           |
| 8 Golf term        | 25 Actress Sheedy              |
| 9 Storm center     | 26 Castle defense              |
| 10 Get             |                                |
| 11 Court decree    |                                |

- 27 Baseball's Banks  
28 Jab  
29 From that day on  
30 Dinner course  
32 Speak unclearly  
33 Popular pet  
35 Linear measure  
37 Ricky Ricardo's landlord  
38 Landing place  
40 \_\_\_ one's time; waits  
41 Liquefy  
43 Fraudulent scheme  
44 "The Mouse That \_\_\_"; 1959 film  
46 Irk  
47 Preschool recitation  
48 \_\_\_alikes; twins  
49 Smidgen  
50 \_\_\_ jacket; bulletproof vest  
52 TV producer Norman  
53 Hole-making tools  
55 Perpendicular annex  
56 Fragrant neckwear  
57 "Thar \_\_\_ blows!"

Tribune Media Services

**NESTING**

Continued from page A1

the end of the birds' nesting season this spring.

But Wetlands and Wildlife Care Center executive director Debbie McGuire said she saw city staff removing some empty nests Monday morning. That action, she said, could dissuade the adult herons from returning.

Nesting birds are very sensitive to human disturbance and can fully abandon a nest, their eggs and young because of human presence or noise, according to the California Department of Fish and Wildlife.

"Since this is an active rookery site, they disturbed all of the other nesting birds in that tree," McGuire said, adding that she's since reached out to the federal and state Fish and Wildlife departments on the issue. "The city went up in a cherry picker before I arrived and removed one nest they claim had no eggs in it. But, by doing that, they risk flushing the parents in the other active nests away."

Pope later confirmed her account but noted that only one or two empty nests were removed in an effort to prevent the timeline for removal from being extended. McGuire said most of the adult birds appeared Tuesday to have returned to their nests.

Most bird nests are protected by the Migratory Bird Treaty Act of 1918, which prohibits people from disturbing nests with birds or eggs in them with-



Courtesy of the Wetlands and Wildlife Care Center

**A GREAT BLUE HERON** prepares to take flight from a trimmed Ficus tree near the Balboa Branch Library.

out a permit. Empty or abandoned nests can be removed, but that is often only after nesting season has ended. The state has several other provisions that protect birds and their nests as well.

Capt. Patrick Foy of the California Department of Fish and Wildlife's law enforcement division said Tuesday in an email that

the department could not comment on what is now an active investigation as to whether or not the city of Newport Beach has violated California Fish and Game Code 3503, which prohibits the taking, possession or destruction of bird nests unnecessarily.

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Twitter: @lillibirds

**CHAMPIONS**

Continued from page A2

were also finalists.

"It means a lot," Hernandez said of being crowned a CIF champion. "My teammates, Eugenio, Antonio, we're all working as hard as we possibly can, always pushing our limits to be the top. It feels good."

Newport Harbor placed sixth in the team standings, powered by a breakout performance by Anthony Manno, who became the

program's first CIF champion since Bradley Beaudette in 2011.

"Six months ago, I would have never thought I'd be here," Manno said. "Coming into CIF, I knew I had to beat the second seed and first seed to win this. It's an honor."

The Sailors, who advanced four wrestlers to the next stage, had another interesting storyline, as Caleb Wheeler advanced to the 126-pound final after getting into the bracket as an alternate. Marina's Haden

Hernandez defeated Wheeler by technical fall, 22-7, in the championship match.

Marina had three Masters qualifiers, including 113-pound finalist Adrian Jimenez.

Laguna Beach's Jeremy Kanter, a finalist at 182 pounds, Edison's Bach Le, and Huntington Beach's Gavvin Stephens will also compete in the Masters Meet.

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**PRIZE**

Continued from page A1

nal, Tuma built a 17-0 half-time lead.

"I was definitely a little bit more nervous going into the game, just because of his reputation and what he's done in the sport," Tuma said in a phone interview Thursday. "I was just way more prepared than him, I felt like, going into the game. Getting a stop on [his] first three drives, I was way more loose at the start of the game. I felt like that's what won me the game."

Leverette received \$150,000 for second place. Tuma said he considers Leverette, 19, a friend and mentor, and he congratulated him after the game. All five commentators on the webcast had picked Leverette, not Tuma, to win prior to the contest.

The trip back to the Bay Area was fun for Tuma, who lived there before moving to Newport Beach last year. Before the title game, he said he spent the weekend at his grandpa's house and visited with friends, though of course he brought his video game console to pre-

pare. Monday's win gave him his second belt in his last three tournaments.

With college around the corner next year, the money will be pretty nice, too.

"It's life-changing, obviously," Tuma said. "It hasn't really set in for me yet. Obviously, I haven't gotten paid yet, but it probably will when that hits. That's going to be wild."

"I love what I'm doing already. The money's just a bonus, in my opinion."

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Twitter: @mjszabo

**DATING**

Continued from page A3

the youth empowerment group Girls Inc. walked conference participants through a series of exercises to help teens accept their bodies and be more comfortable in their own skin.

That was followed by a drawing session led by Art & Creativity for Healing, in which attendees processed their thoughts by choosing colors and shaping abstract forms representing their emotions. The group activities served as a bonding moment for many families, with some parents embracing their sons and daughters after proudly examining what they had created.

Throughout the day, parents were encouraged to try to maintain a dialogue with their kids about the challenges they might be facing, the relationships they form and whatever aspects of their lives they are willing to share. However, Alicia Martinez as well as Melania and Sandy Hernandez acknowledged that's not always easy to do.

"I've always told them, 'Hey be straightforward with me, be open. I'm your mom. I can tell you anything you guys wanna know,'" Martinez said. "But they're at that stage right now where it can be very hard to open up."

That's why the teens'



Eric Licas

**FROM LEFT,** Irma Islas, Jose Islas, Eduardo Islas and Fernando Islas (out of frame) create abstract art during a workshop at the Love Shouldn't Hurt teen conference.

mother believes it's important for parents to seek out resources like those offered at the conference. Her daughters said they not only learned a lot but were able to have honest conversations about possibly taboo subjects with their peers and experts without fear of being judged.

Newport Beach residents Rafaela Millar, 49, and Miguel Millar, 50, have been taking their family to the teen conference for the past six years and credit the lessons they learned for improving how they communicate with each other. The event had to be held online in past years due to the COVID-19 pandemic, so their son Miguel Millar Jr. was looking forward to having discussions in-per-

son. "I really didn't want to come at first because I had to wake up at 7 in the morning," Melani Hernandez said. "But when I came and listened to people, I had fun."

She, Rios-Faust and others said the conference was about more than red flags and statistics. It's a venue to share tips and experiences to improve existing relationships and encourage fulfillment in future ones.

"That's why you're all here today, to explain and to work with your kids around what you want for them, and that is healthy love," Rios-Faust told attendees Saturday.

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