

# Daily Pilot

WEDNESDAY, MAY 5, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com



Photos by Kevin Chang | Staff Photographer

**SHERYL KELLNER**, master gardener and seed librarian, left, her daughter, Michaela Whitney, center, and library clerk Cynthia Johnson, right, each have a role in managing the seed library at Huntington Beach Central Library.

## Huntington Beach Central's 'seed library' is sprouting new interest

BY SARA CARDINE

**N**estled inside an old card catalog cabinet on the main floor of the Huntington Beach Central Library lies a Garden of Eden just waiting to be planted — after a long pandemic closure, the seed library is back.

Closed in spring of 2020, the special collection was fully re-opened to the public in mid-March and has since seen a surge in seed seekers, as residents sheltering in place this past year have looked to enrich their living environments.

"People love it. They get so excited to come in and see what we

have now," said library services clerk Cynthia Flores. "With spring and planting season, I've seen all the excitement as kids come in and pick out seeds. Teachers are teaching kids about the cycle of the seed."

Flores estimates that since the library began offering to hold seeds for visitors at the front desk in January, more than 650 seed packets have made their way to area gardens — a pace well beyond the 1,400 packets checked out in a typical year.

Hoping the trend will continue, workers may place a seasonal growing chart or gardening tips next to the seed cabinet to inspire

visitors' picks. Nearby book displays offer titles on related topics to help bring new readers to the library's book collection.

Cultivating a sense of sustainability and a connection to where food comes from is a primary objective of the seed library, first brought to the Talbert Avenue branch in May 2016 through a partnership with Arizona nonprofit Garden Pool, which also builds sustainable, self-sufficient food systems for areas in need.

A key player in that relationship is Huntington Beach resident and master gardener Sheryl Kellner, a

See *Seed*, page A3



**A LIBRARY CARD HOLDER** thumbs through corn seeds at Huntington Beach Central Library on Tuesday. The seed library allows library card holders to "check out" a number of varieties each month.

## 'Shocker': Tito Ortiz filed EDD claim in February

The H.B. mayor pro tem claimed he was unemployed by the city during the pandemic, but officials say his status didn't change.

BY MATT SZABO

Huntington Beach Mayor Pro Tem Tito Ortiz filed for unemployment against the city in February, public records show, despite not having his hours cut during the coronavirus pandemic.

Ortiz's filing with the California Employment Development Department, under his given name of Jacob C. Ortiz, was made on Feb. 22. He listed Dec. 7, 2020, the day he was sworn in after winning the City Council race, as his first day of work. Ortiz listed Feb. 9, 2021 as his last day of work and wrote "still working part-time or on-call — related to the coronavirus (COVID-19)" as his reason for separation.

"That's a shocker to us," Huntington Beach Mayor Kim Carr said Tuesday. "I mean, that doesn't make any sense. I'm hoping that Mr. Ortiz would give an explanation ... A lot of us have a lot of

See *Ortiz*, page A2

## O.C. still in orange tier as COVID-19 cases drop

BY LILLY NGUYEN

As Los Angeles County transitioned Tuesday into the final, least restrictive tier of the state's reopening blueprint a month ahead of an anticipated full reopening of California's economy in mid-June, Orange County is holding steady in the orange tier.

As of Tuesday, data reported by the Orange County Health Care Agency indicate that the daily case count of the coronavirus for every 100,000 residents has dropped to 2.4, but that number does not fall below the threshold of the lower tier in the state's reopening guidelines. The other metrics that determine movement between tiers — the test positivity rate and the health equity quartile positivity rate — currently qualify the

See *Orange*, page A2

## Interfaith prayer breakfast aims to sow love instead of hatred

BY SARA CARDINE

Huntington Beach religious leaders and congregants of different faiths will gather virtually on Thursday to reflect on human dignity during troubled times in a prayer breakfast themed, "United in Prayer: A Time of Renewal."

Hosted by the Greater Huntington Beach Interfaith Council, the event will feature live and prerecorded prayers from six denominations and will culminate in a keynote address by Gail J. Stearns, dean of Chapman University's Wallace All Faiths Chapel and associate professor of religious studies.

Stearns will speak on the importance of becoming "maladjusted," of pushing past comfort zones and learned norms to forge interpersonal connections across nations, religions and backgrounds.

It's a lesson some say is espe-

**"A number of hate crimes and events have risen dramatically in recent years, so an Interfaith Council is needed now more than ever. ... The idea here is to find the common ground that unites us."**

— Rabbi Stephen Einstein

cially needed in Huntington Beach, where residents recently grappled with racial tension after neighbors awoke to find KKK

See *Prayer*, page A3

## From Laguna Beach to you, it's KX FM — now under new management

Alyssa Hayek stepped into her role as general manager of KX FM on April 26 to replace founder Tyler McCusker.

BY LILLY NGUYEN

KX FM is now under new management.

The station, which covers the city of Laguna Beach and reaches the fringes of other south Orange County communities such as Dana Point, Corona del Mar, Laguna Niguel and Aliso Viejo, announced last week that its founder, Tyler Russell McCusker, would be stepping back from his role as general manager. Replacing him is Alyssa Hayek, an almost 15-year veteran of the air waves.

Hayek joined the non-profit station in November 2018 after working for years at commercial radio stations, where she said she felt she was stifled in her creativity and ability to connect with her listeners.

"When you look at it, this op-



Don Leach | Staff Photographer

**NEW KXFM 104.7** general manager Alyssa Hayek in the station studio in Laguna Beach on Tuesday.

portunity landed in my lap where I have freedom. I can take requests and I can get to know my listeners," said Hayek. "Why wouldn't I take that leap and make that change?"

She was previously the music

director, a role now taken by Erica Delamare. The organization said in a statement that its management team is now entirely composed of women.

See *KX FM*, page A4

**THE DAILY COMMUTER PUZZLE**

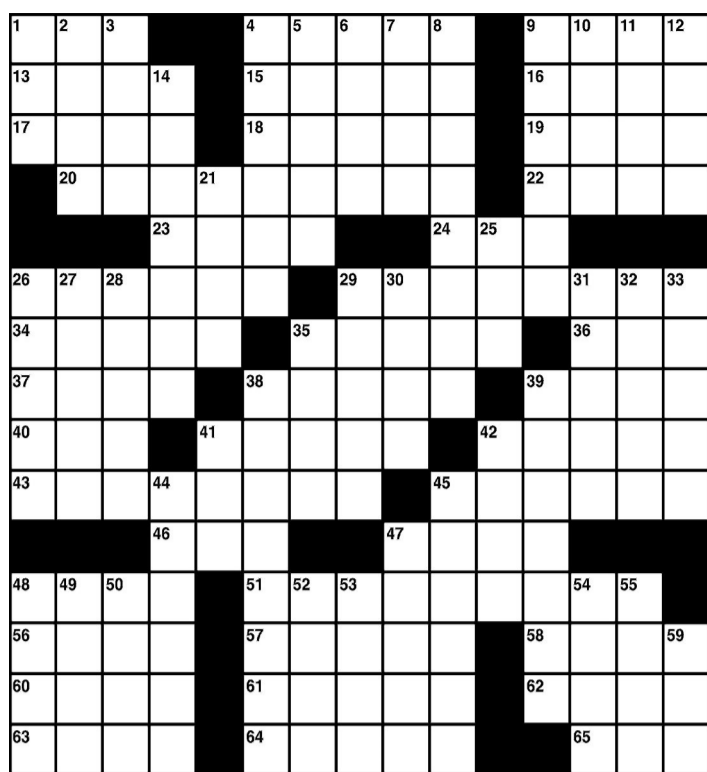
By Jacqueline E. Mathews

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- Ham & Japheth
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- 22 Take out
- 23 Shade trees
- 24 "She Done \_ Wrong"; Mae West film
- 26 Meager
- 29 Sport usually played by women
- 34 Juvenile
- 35 Three \_ two is one
- 36 Large snake
- 37 Big \_;
- tractor-trailers
- 38 Eye color
- 39 Apply finger paint
- 40 \_ up; spend all of
- 41 Gdansk residents
- 42 Lariat
- 43 Will not stop
- 45 Bacon portion
- 46 Get-up-and-go
- 47 "Balderdash!"
- 48 Tearful petition
- 51 Quarantining
- 56 Four-wheel ATV
- 57 Rolls along the runway
- 58 City in Alaska
- 60 Seldom seen
- 61 Secret \_; spy
- 62 Word attached to party or beach
- 63 Phoenix team
- 64 Nations
- 65 90 degrees from WNW

**DOWN**

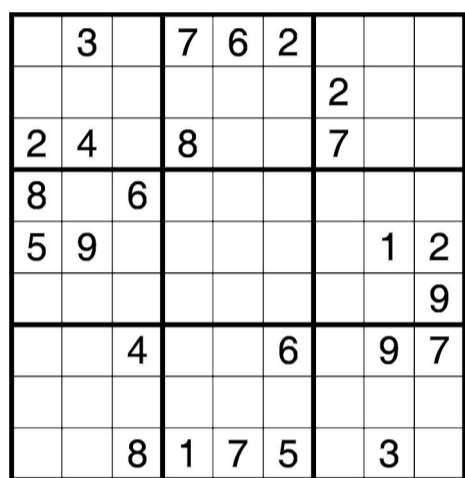
- 1 Tourist's aid
- 2 Imitated
- 3 Noted Spanish artist
- 4 Nixon's cause of



**SUDOKU**

By The Mepham Group

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



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

- death
- 5 Mortgages, e.g.
- 6 Ending for Nan or Ann
- 7 Speaker's platform
- 8 Opposite of hardworking
- 9 Bury
- 10 Weaver's device
- 11 Bearers of gold, frankincense & myrrh
- 12 Injection
- 14 Luxury vacation inns
- 21 Chopped meat dish

**ORTIZ**

Continued from page A1

questions." Attempts to reach Ortiz were unsuccessful, and he did not address the issue during Monday night's City Council meeting.

Ortiz, a former mixed martial arts fighter who is a lifelong Huntington Beach resident, owns two businesses in Surf City. They include Punishment Athletics clothing store and Punishment Training Center gym, which he opened in 2011.

Ortiz could file a claim with the EDD if those businesses were affected by the pandemic. Gyms in Orange County were closed for much of the pandemic and began reopening in March at 10% capacity as part of the red tier. Records show that Ortiz and Triple JJJ Enterprises received PPP funding of \$32,292 in June 2020, via the CARES act.

But Ortiz filed February's unemployment claim against the city, and City Council members' salaries



Screencap by Matt Szabo

**HUNTINGTON BEACH** City Clerk Robin Estanislau swears in Kim Carr as mayor and Tito Ortiz as mayor pro tem during a Huntington Beach City Council meeting on Dec. 8.

and benefits have not been adjusted or reduced, City Manager Oliver Chi said.

"He's claiming that he's working part time because of COVID, and that's not accurate," Chi said.

City Council members make about \$1,512 a month, including a stipend and expense allowance.

Chi said Tuesday he does not know the status of Ortiz's claim with the EDD. If

the EDD determined that Ortiz was eligible, it would look to the city for money to pay the claim, and Chi said the city would appeal that decision.

"Typically you can only get unemployment if you're underemployed or you lost your job, and neither of those situations applies to the city," Chi said. "We

See **Ortiz**, page A4

**ORANGE**

Continued from page A1

county for yellow at 1.3% and 1.4% respectively.

Counties must log two consecutive weeks of qualifying data for the next tier and stay within their current tier for three weeks in order to move on to the next.

County health officials reported 72 new cases of the virus Tuesday, in addition to nine new deaths from COVID-19, all of which were people not living in a care facility. Fatalities from the disease are close to 5,000 in the county, and area hospitals reported 97 hospitalized patients, with 26 in intensive care units.

Monday marked the first time in months that Orange County fell below 100 hospitalizations, though experts stress there is no "magic number" epidemiologically.

Sunday had 111 hospitali-

zations, which declined to 95 on Monday and rose to 97 Tuesday.

An estimated 246,783 patients have recovered.

County officials reported last Thursday that since Dec. 13 about 1 million Orange County residents have been fully vaccinated and, on Monday announced that super points-of-dispensing for the vaccines are accepting walk-ins through Saturday.

Here are the latest cumulative coronavirus case counts and COVID-19 deaths for select cities in Orange County:

- Santa Ana: 44,802 cases; 852 deaths
- Anaheim: 41,861 cases; 869 deaths
- Huntington Beach: 10,766 cases; 218 deaths
- Costa Mesa: 9,002 cases; 139 deaths
- Irvine: 10,687 cases; 86 deaths
- Newport Beach: 3,877 cases; 75 deaths
- Fountain Valley: 3,519

cases; 85 deaths

- Laguna Beach: 857 cases; seven deaths

Here are the case counts by age group, followed by deaths:

- 0 to 17: 26,611 cases; one death
- 18 to 24: 35,209 cases; 10 deaths
- 25 to 34: 50,731 cases; 53 deaths
- 35 to 44: 39,496 cases; 108 deaths
- 45 to 54: 40,642 cases; 317 deaths
- 55 to 64: 31,961 cases; 710 deaths
- 65 to 74: 15,826 cases; 960 deaths
- 75 to 84: 8,032 cases; 1,232 deaths
- 85 and older: 5,426 cases; 1,587 deaths

Updated figures are posted daily at [oc-covid19.ochealthinfo.com/coronavirus-in-oc](http://oc-covid19.ochealthinfo.com/coronavirus-in-oc). For information on getting vaccinated, visit [covidvaccine-facts.com](http://covidvaccine-facts.com).

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# PRAYER

Continued from page A1

propaganda littered on lawns and where plans for an April 11 “White Lives Matter” rally at the city’s pier proliferated on social media.

“A number of hate crimes and events have risen dramatically in recent years, so an Interfaith Council is needed now more than ever,” said Rabbi Stephen Einstein, one of the council’s founding members, who will speak Thursday.

“The idea here is to find the common ground that unites us,” he continued. “Our basic outlook is for our fellow human beings, our fellow creatures, and doing what we can to make this a better world.”

The Interfaith Council sprung from the work of the Huntington Beach Human Relations Task Force — a group formed in the aftermath of a series of local hate crimes, most notably, the 1994 shooting death of Vernon Floury.

A 44-year-old Huntington Beach resident, Floury was taking a walk along Beach Boulevard on Sept. 15, 1994, when he was confronted by two white men who engaged him in an altercation before one of them shot him on the street and left him for dead.

The trial of the suspects later revealed the shooter and his accomplice — ages 19 and 17 — were local youths who identified as skinheads and were possibly linked to the attempted murder, one month earlier, of two Latino men.

Shocked by the incident and testimonies, city officials took immediate action to stem what appeared to be a rising tide of hate

crimes.

On May 6, 1996 — three days after the shooter was sentenced to serve 19 years to life for the killing — the Huntington Beach City Council unanimously adopted “A Declaration of Policy About Human Dignity,” a document in which city leaders vowed to fight hate crimes with full force.

“The City Council warns those who advocate or perpetrate hate not to test the community’s resolve to oppose them,” it pronounced, promising to investigate, apprehend, prosecute and convict offenders.

The Human Relations Task Force was formed and to this day collaborates with the nonprofit O.C. Human Relations Commission to host events aimed at elevating viewpoints through honest, informed dialogue.

Thursday’s prayer breakfast has been scheduled to coincide with the National Day of Prayer, in which people of all faiths are encouraged to pray for the nation. But this year’s date happens to fall on the 25th anniversary of the city’s own declaration in support of human dignity.

GHBIC member Pat Goodman described the annual event as a generally uplifting experience in which participants are reminded there are more things that unite us than divide us.

“I think it’s needed — it’s always needed,” Goodman said of the message. “These issues have always been with us, and I’m hopeful we’ll address them better as human beings and not try to exclude anyone.”

The event is free and will be livestreamed Thursday at 9 a.m. at [ghbic.org](http://ghbic.org).

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Twitter: @SaraCardine

# SEED

Continued from page A1

longtime plant and garden lover who became the branch’s official “seed librarian” and now oversees an inventory of more than 50 varieties of roots, greens herbs, fruits and flowers.

With daughter Michaela Whitney assisting, Kellner restocks drawers and reaches out to see if area seed companies might have extra supplies they could lend to the cause.

“Now, at any given time, we could have 15 different varieties of tomatoes, instead of one or two,” she said, describing how officials recently agreed to include the seed library as a line item in the city budget. “We’re taking it to a whole different level and getting more attention.”

The seed library was forced to close its drawer when Huntington Beach libraries were shuttered at the onset of the pandemic. Its closure was felt, since about that same time people sheltered in place with little to do naturally turned to at-home pursuits, like baking and gardening, to pass the time.

When Central Library began to bring some of its services back online last year, Kellner and Whitney began finding ways of putting seeds into the hands of those who made requests online — even if it meant delivering packets directly to people’s homes.

“We dropped off 20 or 30 small bundles as something to offer people,” said the 34-year-old Whitney,



Photos by Kevin Chang | Staff Photographer

**SHERYL KELLNER**, master gardener and seed librarian, right, and her daughter, Michaela Whitney, sort through seeds donated to Huntington Beach Central Library.

who assembles handwritten cards for each seed packet. “But with the library closed, there wasn’t anything we could do but hang on to our stock and wait for it to reopen.”

Since the seed library fully reopened in March, members of the public can “check out” up to four envelopes per month on their regular library cards. Many seed packets contain information on an individual variety, along with instructions on watering, sun and spacing.

Unlike books, users are not required to return the seed materials they check out.

Still, Kellner said, many often clean up and return the seeds from what they grow or bring in entirely new varieties. A seed depository built into the cabinet collects donations



**SHERYL KELLNER** sorts out seeds donated to the seed library.

that may help diversify the library’s inventory of pits, pips and stones.

The drop-offs are a good sign home gardening is continuing to thrive, even as coronavirus infections subside for the first time in more than a year.

“I think the pandemic has given a lot of people a different perspective,” Kellner said. “Everybody’s working in their backyards and finding their own

oases. People have taken on a new appreciation of what home is, and gardening has taken off.

“That’s what I want,” the 61-year-old plant enthusiast continued. “I want people to grow.”

Huntington Beach Central Library is at 7111 Talbert Ave. For information, call (714) 842-4481.

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## Daily Pilot

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**COMPANY INFO**

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## CROSSWORD AND SUDOKU ANSWERS

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9	2	8	1	7	5	4	3	6

# MARKETPLACE

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EMPLOYMENT 1500	Employment	Legal Notices	Bids Wanted
<p><b>Employment</b></p> <p>Coach: Golden West Swim Club in Huntington Beach, CA seeks Associate Head Coach for on deck coaching; Assist head coach to d/vlp annual Training plan, common coaching lang, group performance criteria, sched &amp; coord movement among groups, implmt a consistent training prgm &amp; additional functions at the discretion of the board. Bach Deg or a foreign equiv in Physical Education or rtd field &amp; 5 yrs of progressive exp as Head/Assistant Coach or rtd field. American Swimming Coaching Association ASCA certification for int'l senior swimming coach req. Email resume to: <a href="mailto:coach.tracy@goldenwestswimclub.org">coach.tracy@goldenwestswimclub.org</a></p>	<p><b>Expert Software Engineer</b> (Job Code: GT0426) sought by Experian Information Solutions, Inc. in Costa Mesa, CA for applying broad and deep knowledge of enterprise application development and big data to create seamless solutions that integrate our wide array of data and tools into comprehensive, scalable solutions. Req: MS+2yrs. To apply please email Vanessa Hunter, HR Administrator, at <a href="mailto:recruitment@experian.com">recruitment@experian.com</a>.</p>	<p><b>NOTICE OF PETITION TO ADMINISTER ESTATE OF: MILDRED E. BONCA</b></p> <p><b>30-2021-01188902-PR-PW-CJC</b></p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: <b>MILDRED E. BONCA</b></p> <p><b>A PETITION FOR PROBATE</b> has been filed by <b>RAMONA D. FINDLEY &amp; MITCHELL M. BONCA</b> in the Superior Court of California, County of <b>ORANGE</b>. <b>THE PETITION FOR PROBATE</b> requests that <b>RAMONA D. FINDLEY &amp; MITCHELL M. BONCA</b> be appointed as personal representative to administer the estate of the decedent.</p> <p><b>THE PETITION</b> 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.</p> <p><b>THE PETITION</b> 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.</p> <p><b>A HEARING</b> on the petition will be held on June 10, 2021 at 2:00 p.m. in Dept. C8 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701</p> <p><b>(1) If you plan to appear, you must attend the hearing by video remote using the court’s designated video platform; (2) Go to the Court’s website at <a href="http://www.occourts.org/media-relations/probate-mental-health.html">http://www.occourts.org/media-relations/probate-mental-health.html</a> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.</b></p> <p><b>IF YOU OBJECT</b> 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.</p> <p><b>IF YOU ARE A CREDITOR</b> 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.</p> <p><b>YOU MAY EXAMINE</b> 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.</p> <p>ATTORNEY for the Petitioner: <b>JAMES R. CUNNINGHAM</b> HESS-VERDON and ASSOCIATES, PLC 620 NEWPORT CENTER DR., SUITE 1400 NEWPORT BEACH, CA 92660 Published in the <b>ORANGE COAST DAILY PILOT</b> on: 5/5, 5/6, &amp; 5/12/2021 BSC 219819</p>	<p><b>NOTICE INVITING BIDS:</b> Modular Buildings – Site work only Talbert Middle School <b>For Bid Number: FVSD21-04</b> <b>Bid Deadline:</b> 1:00 pm May 27, 2021 <b>Place of Bid:</b> Fountain Valley School District 17330 Mt. Herrmann St Fountain Valley, CA 92708 (714) 668-5882</p> <p><b>NOTICE IS HEREBY GIVEN</b> that the Board of Trustees of the Fountain Valley School District of Orange County, California will receive bids up to and including <b>1:00p.m. on May 27, 2021</b>. At this time, date, and place, bids will be publicly opened and read aloud for Bid No. FVSD21-04 Construction of the Site work required for the installation of Modular Buildings at Talbert Middle School 9101 Brabham Drive Huntington Beach, CA as indicated in the bid specifications. <b>A Mandatory Job Site Walk</b> has been scheduled for <b>May 11, 2021 at 9:00 a.m.</b> at the address above. <b>Pre-registration</b> is required to attend jobwalk, due to social distancing guidelines. Send request to <a href="mailto:Hastie@fvsd.us">Hastie@fvsd.us</a> with subject line: Jobwalk – FVSD21-04. All bids shall be submitted only on the forms supplied by the School District as part of the bid package. Bid documents are available at <a href="https://www.fvsd.us/apps/pages/Facilities">https://www.fvsd.us/apps/pages/Facilities</a></p> <p>All Firms submitting a proposal to this project must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting a proposal. Any Firm that submits a proposal and is not prequalified will be deemed non-responsive and that Firm’s proposal will be rejected and returned to the Firm unopened. The <b>FVSD prequalification process</b> is web based. Information can be found at <a href="http://www.qualitybidders.com">www.qualitybidders.com</a>. Prequalification documents must be submitted prior to <b>May 13, 2021</b>. The Board of Trustee reserves the right to reject any and all bids and to waive any irregularity therein. The right is also reserved by the Board of Trustees to select items and/or scope of work which in their opinion will best serve the needs of the District. All bidders must be properly licensed at bid time and during the entire project per Public Contract Code Section 3300 and Business and Professions Code Section 7028.15. Dated this April 23, 2021. Joe Hastie, Director – Maintenance Director Published: Daily Pilot Newport Beach/Costa Mesa April 28, 2021 and May 5, 2021.</p>

**Tired of cutting your grass? Find a gardener in the Classified’s Service Directory!**

# MARKETPLACE

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## Legal Notices

**NOTICE OF TRUSTEE'S SALE** TS No. CA-19-870659-BF Order No.: Ds7300-19006095-F1 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **Henrique De Oliveira, a married man as his sole and separate property** Recorded: 2/5/2002 as Instrument No. 2002098434 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 5/26/2021 at 1:30PM Place of Sale: **At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701** Amount of unpaid balance and other charges: **\$393,709.92** The purported property address is: **1728 SANTA ANA AVE, COSTA MESA, CA 92627-3144** Assessor's Parcel No.: **425-012-01** Legal Description: **Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto.** Parcel 1: The Southwesterly 65.00 feet of the Northwesterly 130.00 feet of Lot 105 of the Newport Heights Tract, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in Book 4 Page(s) 83, of Miscellaneous Maps, in the office of the County Recorder of said County. Parcel 2: That portion of the Southeasterly 20.00 feet of Santa Ana Avenue adjoining Lot 105 of the Newport Heights Tract, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in Book 4 Page(s) 83, of Miscellaneous Maps, in the office of the County Recorder of said County, and as abandoned by the Board of Supervisors of Orange County, California on March 4, 1914 in the Minute Book 10, Page 295, bounded Northeasterly by the Northwesterly prolongation of the Northeasterly line of the Southwesterly 65.00 feet of the Northwesterly 130.00 feet of said Lot 105, and Southwesterly by the Northwesterly prolongation of the Southwesterly line of said Lot 105. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-19-870659-BF**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-19-870659-BF** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711** For **NON SALE** information only Sale Line: **916-939-0772** Or **Login** to: <http://www.qualityloan.com> **Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-19-870659-BF** IDSPub #0173591 5/5/2021 5/12/2021 5/19/2021

## Legal Notices

## Legal Notices

### NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104-6105 U.C.C.)  
 Escrow No. 26374-TC  
 Notice is hereby given to creditors of the within named seller(s) that a bulk sale is about to be made of the assets described below.  
 The name(s) and business address(es) of the seller are: Phuong Duy Nguyen and Tram Tran, 714 E. Balboa Blvd., Newport Beach, CA 92661  
 The location in California of the chief executive office of the seller is: 714 E. Balboa Blvd., Newport Beach, CA 92661  
 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  
 The names and business address of the buyer(s) are: Hoa N. Bui, 1107 N. Jackson St., Santa Ana, CA 92703  
 The assets to be sold are described in general as: Furniture, Fixtures, equipment, tradename, goodwill, lease, leasehold improvements, covenant not to compete and is located at: 714 E. Balboa Blvd., Newport Beach, CA 92661  
 The Business name used by the seller(s) at that location is: Balboa Nails & Spa  
 The anticipated date of the bulk sale is 5/21/21 at the office of Hammi Escrow Co. Inc. 3130 West Olympic Blvd. Suite 400, Los Angeles, CA 90006.  
 This Bulk Sale is subject to California Code Section 6106.2.  
 If so subject, the name and address of the person with whom claims may be filed is Hammi Escrow Co. Inc. 3130 West Olympic Blvd. Suite 400, Los Angeles, CA 90006 and the last date for filing claims shall be 5/20/21, which is the business day before the sale date specified above.  
 Dated: April 19, 2021  
 /s/ Hoa N. Bui  
 5/5/21  
 CNS-3467449#  
 DAILY PILOT

### NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)  
 Escrow No. 14645-JP  
 NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **PATRICK HOSSSEINI INSURANCE AGENCY INC., 1901 NEWPORT BLVD., STE 350, COSTA MESA, CA 92627**  
 Doing Business as: **FARMERS INSURANCE AGENCY**  
 All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:  
 The name(s) and address of the Buyer(s) is/are: **JOHANNA MORENO, OR ASSIGNEE, 1901 NEWPORT BLVD., STE 350, COSTA MESA, CA 92627**  
 The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE** and are located at: **1901 NEWPORT BLVD., STE 350, COSTA MESA, CA 92627**  
 The bulk sale is intended to be consummated at the office of: **ACT ONE ESCROW, INC., 17316 EDWARDS RD, STE B160, CERRITOS, CA 90703** and the anticipated sale date is **MAY 21, 2021**  
 The bulk sale is subject to California Uniform Commercial Code Section 6106.2.  
 [If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: **ACT ONE ESCROW, INC., 17316 EDWARDS RD, STE B160, CERRITOS, CA 90703** and the last date for filing claims shall be **MAY 20, 2021**, which is the business day before the sale date specified above.  
 DATED: 04/19/2021  
 BUYER: **JOHANNA MORENO, OR ASSIGNEE**  
 291636 DAILY PILOT 5/5/21

### NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: FRANK BEN BARCELONA, JR

30-2021-01186490-PR-LA-CJC  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **FRANK BEN BARCELONA, JR**  
**A PETITION FOR PROBATE** has been filed by **WILLIAM J. BARCELONA** in the Superior Court of California, County of ORANGE.  
**THE PETITION FOR PROBATE** requests that **WILLIAM J. BARCELONA** be appointed as personal representative to administer the estate of the decedent.  
**THE PETITION** requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
**A HEARING** on the petition will be held on **May 20, 2021 at 2:00 p.m. in Dept. C8** located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701  
**(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.**  
**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: SHERI L. HOFFMAN, ESQ. HOFFMAN & HOFFMAN 2600 E. BIDWELL ST., STE 240 FOLSOM, CA 95630 (916) 985-2753  
 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/5, 5/7 & 5/12/2021  
 BSC 219868

## HIGH SCHOOL ROUNDUP

# Estancia High girls' golf wins 7th straight match in a row

Lexi Thorpe was the medalist with a seven-over-par 42 on Monday, as the Estancia High School girls' golf team earned a 252-303 win over Calvary Chapel in an Orange Coast League match.

The match was played on the par-35 Mesa Linda Course at Costa Mesa Country Club.

Estancia won its seventh straight match, improving to 7-1 overall and in league this season.

## BOYS' SOCCER

**Edison 4, Los Alamitos 1:** Gifford Price, Grayson Marquez, Trenton Bellinger and Luke Slavik had a goal apiece for the host Chargers on Monday in a Surf League game.

Edison (10-4-1, 4-1 in the Surf League) can assure itself at least a share of the Surf League championship with a win on Wednesday at Fountain Valley.

Los Alamitos (7-6, 4-1) will play host to Corona del Mar on Wednesday.

**Fountain Valley 3, Corona del Mar 2 (OT):** Kristopher Anderson scored three minutes into overtime to lift the visiting Barons to victory on Monday in a Surf League game.

Andres Rodriguez also scored two goals for Fountain Valley (6-7-2, 1-4).

Dean Shaw and Brock Paz each scored a goal for CDM (4-10-3, 1-4), while Jonathan Chang and Will Little had the assists for the Sea Kings.

## BASEBALL

**Los Amigos 7, Santiago 5:** Isaac Vega had two hits and three stolen bases to lead the Lobos on Monday in a Garden Grove League home game.

Juan Gutierrez also had two hits for Los Amigos (2-1 overall and in league), which faces the Cavaliers



Scott Smeltzer | Staff Photographer

**ESTANCIA'S LEXI THORPE** chips on to the green during a girls' golf match at Costa Mesa Country Club last September.

again at Santiago High on Thursday.

## SOFTBALL

**Crescenta Valley 6, Huntington Beach 3:** Mikayla Carman had two hits and two runs batted in, but the Oilers had their seven-game winning streak snapped on Monday in a nonleague game at home.

Jaylene Duarte also had two hits, including a home run, for Huntington Beach (16-2).

The Oilers, ranked No. 3 in the CIF Southern Section Division 1 poll, resume Surf League play Tuesday at Edison.

## BOYS' TENNIS

**Corona del Mar 12,**

**Fountain Valley 6:** Niels Hoffmann, Max Krykunen and Jack Cross all swept in singles for the Sea Kings in Monday's Surf League match at Fountain Valley High.

CDM (12-1, 4-1) avenged its only loss of the season while handing Fountain Valley (14-1, 4-1) its first loss. The Sea Kings and Barons are tied for first in league with one match remaining.

Ethan Votran and Jared Nguyen swept in doubles for Fountain Valley on Monday.

CDM closes out league at home against Los Alamitos on Wednesday, while Fountain Valley hosts Huntington Beach.

— From staff reports

## KX FM

Continued from page A1

"It's exciting. It's exhilarating and a little nerve-racking," said Hayek in an interview Monday. "Any time a woman's in management, you're fighting for that position, and I know that we have a good staff. They work like me, and I know they're going to be great, but for us to be kind of a first in radio like this — it's exciting, really, to see the future. I'm so blessed to be a part of it."

McCusker said he has been thinking about stepping down from his role for a few years but didn't want to leave the station until he was sure the right team was in place and the right person in charge. He and his father founded the station in 2012.

"I feel that once I reached stagnation with something, meaning I can't grow it anymore, I feel that it's time for somebody else to be in charge. It doesn't mean I won't still be influential with the station," said McCusker, adding that he plans to stay on as a board member or in some other capacity.

"I'm still technically on staff, but ... for those Tylernaysayers that think I'm leaving community radio completely, I'm sorry to say I'm not," said McCusker.

"I've really given everything I could personally give to the station's devel-



Don Leach | Staff Photographer

**MUSICAL DIRECTOR** Erica Delamare, host Ed Steinfeld, general manager Alyssa Hayek and development director Jayne Herring take it easy in the KX 104.7 studio.

opment, and I think it's always good after 10 years to have a fresh set of eyes — and ears in our case — to take the reins," he said.

He said he intends to develop a platform called Snippet for podcasts under 20 minutes and hopes it will launch this month. He also plans to spend more time with his daughter, Lily, now that he won't need to be at the station.

McCusker said he believes listeners and residents have come to associate his identity with KX FM's. It was important to him, he said, that the radio station was seen as its own entity and as an organization untied to any one individual going forward.

Hayek said her transition into her new role was gradual, but she talked with McCusker about the vision of

the station before her appointment as general manager. The goal is to keep KX FM what it is — local and attuned to the community's needs, a task made all the more important by the pandemic, she said.

Hayek said the number of listeners jumped in Laguna Beach to 3,819 at the start of the pandemic last April, a rise she credits to the station's coverage of city council meetings and the information local residents needed to make decisions early on.

"The sound of the station isn't changing. The goal of being here for the community isn't changing," said Hayek.

"That's what we're here for," she said.

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 Twitter: @lilibirds

## ORTIZ

Continued from page A2

would dispute that there's any unemployment that the city is on the hook to pay."

An unnamed representative of the EDD denied comment on Ortiz's specific case when reached Monday via email, citing confidentiality laws.

Ortiz has a multimillion-dollar house in Huntington Harbour and owns a Porsche and Rolls Royce as well as a boat.

A special meeting was held Feb. 1 on whether to strip Ortiz of his mayor pro tem title. That came after he was denied entry to a

strategic planning meeting at the Central Library because he showed up without a mask. Then, Ortiz made a video on his Instagram stories slamming popular local restaurant TK Burgers because they failed to serve him without a mask. He later apologized.

In the end, the City Council tabled the motion to strip his title indefinitely, giving Ortiz a second chance. If anything, his re-creedibilities have increased since then, Carr said, as she appointed him to two different subcommittees. He also has yet to miss a council meeting.

A couple of people who called into the virtual City

Council meeting during public comment on Monday night addressed Ortiz's unemployment claim. One of them was Lisa Marquise, who has said that Ortiz had blocked her on his Instagram page and also blocked emails she sent him.

Marquise implored City Council members to remove Ortiz as mayor pro tem and censure him.

"[You're] freeloading off citizens during this pandemic when people are struggling, all while silencing people and refusing to do your job," Marquise said, addressing Ortiz.

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