

Daily Pilot

FRIDAY, SEPTEMBER 3, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com

H.B. wins appeal of police force case

Plaintiff Maliek Rosier had alleged that officers reacted excessively during his 2018 arrest.

BY MATT SZABO

The city of Huntington Beach won a U.S. Ninth Circuit Court of Appeals ruling Tuesday in a police force case from 2018.

Circuit judges Richard Paez, Consuelo Maria Callahan and Andrew Hurwitz confirmed a federal jury ruling that two Huntington Beach Police Department officers did not use excessive force when



Raul Roa | Staff Photographer

THE HUNTINGTON Beach Police Department in November 2020.

they arrested Maliek Rosier on June 24, 2018.

"We're pleased with the outcome of the appeal," Huntington Beach City Atty. Michael Gates said.

"It validated the lower court jury decision in the city's favor and in the officers' favor. These are always difficult cases, especially now ... [but] we really enjoy defending our police officers and the good work they do to keep us safe in Huntington Beach."

Rosier had alleged that officers Matthew Reza and Alexander Durham had physically battered him and used excessive force as he was leaving the beach follow-

See **Appeal**, page A4

Petitions can be taken for 2 H.B. recall targets

BY MATT SZABO

Recall proponents in Huntington Beach can start collecting signatures to recall two of their targets on the City Council.

City staff reviewed the revised petition for recall forms against Mayor Pro Tem Barbara Delgleize and Councilwoman Natalie Moser and found them acceptable for circulation, City Clerk Robin Estanislau confirmed Thursday.

The conservative recall proponents, who formed a group called Save Surf City, are now able to collect signatures in support of a recall election against Delgleize and Moser. They will be required to collect the signatures of 10% of the more than 132,000 registered voters in Huntington Beach. Additionally, the Orange County Registrar of Voters office recommends 5% above that total to compensate for ineligible signers.

That's a total of 19,923 signatures in favor of the recall. The recall proponents have a 160-day window, which ends on Feb. 6, 2022, to collect the signatures.

Save Surf City has stated that it also intends to move forward on the recall efforts of Mayor Kim Carr, Mike Posey and Dan Kalmick. However, the group learned last week that it failed to meet a filing deadline on those three council members, meaning the process must be restarted.

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JOHNNY WEBER completes a "360-pop-shove" move in the men's pro final against Blair Conklin at "The Vic" skimboard contest on Sunday.

Winners crowned in 44th 'The Vic' skimboarding competition

BY ANDREW TURNER

Beachgoers received a treat over the weekend, as "The Vic" skimboarding competition returned to Victoria Beach in Laguna Beach.

There were 115 competitors to partake in the 44th running of the skimboarding event.

The men's professional competition was won by Johnny Weber, who bested Blair Conklin 33.27-32.50 in the finals on Sunday. The division saw 27 entrants vie for the title.

Sophia Nguyen defeated Amber Torrealba 27.93-24.76 for the women's professional championship.

The festivities included three riders who were ages 8 or younger. Mason Chaldu topped that division with 25.10 points, followed by Miles Prietto (22.20) and Nico Perrin (14.50). On the more experienced side of the ledger, there were nine amateur skimboarders competing that were at least 40 years old. Morgan Ohlund edged Cam Boyd 26.60-25.40 to win that division.

Overcast weather overlooked the final day, and with the waves not coming in as big as they could have, the competitors were limited on how deep they could dig into their bag of tricks, keeping the scores close.



Photos by Don Leach | Staff Photographer

CONKLIN COMPETES in the men's pro final against Weber at "The Vic" contest on Sunday.

Cannabis hopefuls up in arms in Costa Mesa

BY SARA CARDINE

Two weeks after Costa Mesa began accepting preapplications for retail cannabis businesses, staff have received at least 19 requests for dispensaries and are moving ahead in their review, even as one applicant seeks a restraining order to halt the process.

Co-owners of RD x Catalyst-Costa Mesa LLC claimed in an Aug. 11 lawsuit the City Council unfairly delegated the creation of an application process to City Manager Lori Ann Farrell Harrison who, in turn, gave preferential treatment to certain applicants and edged others out.

The suit alleges city staff talked behind the scenes with industrial cannabis operators — currently doing nonretail business in the city's Green Zone under 2016 voter-approved Measure X — and crafted a process that prioritized them for dispensary approval.

"This process is not happening in the light of day for the public to see what's going on," Long Beach attorney Damian Martin, one of the petitioners, said Tuesday. "It's all happening in the back channels."

Martin, alongside co-owner Elliot Lewis, on Tuesday asked a judge to grant a restraining order

See **Cannabis**, page A2



Nathan Avila

RD X CATALYST-COSTA MESA LLC co-owners spent \$75,000 to lease property on Costa Mesa's 17th Street for a cannabis dispensary.

Paddle out set Sept. 11 in memory of lifeguard

BY LILLY NGUYEN

It's been almost a decade since Newport Beach lifeguard Ben Carlson died in 2014 rescuing a distressed swimmer, but the people that loved him still see traces of his influence in the city that mourned the man who grew up in San Bernardino County as if he was their own son.

A statue of him, designed and erected in McFadden Square by brother-in-law Jake Now in 2016, overlooks Newport Pier now.

The lifeguard headquarters in the city was named after Carlson. A foundation was established in his name, one that provides scholarships and is now turning its sights toward improving water



Allen J. Schaben | Los Angeles Times

A STATUE of fallen lifeguard Ben Carlson stands at left as beachgoers walk down the sidewalk near the pier in Newport Beach in April 2020.

safety and providing equipment to support underprivileged and under-resourced lifeguards.

And in the early hours of Sept. 11, a paddle out from Catalina Island to Newport Beach will continue a tradition that honors Carlson's memory.

Now in its sixth iteration, the paddle out was started by Newport Beach resident and friend Spencer Piridy in 2015.

Piridy said he remembered the day he found out Carlson had died.

Piridy had been in Puerto Escondido, Mexico, surfing. Carlson had introduced him to the area and helped him acclimate to it.

See **Paddle**, page A2

CANNABIS

Continued from page A1

to prohibit the city from accepting and processing all retail cannabis land use applications. They want the procedure to be reestablished with public input before the City Council.

The hearing was continued to Sept. 8. City Atty. Kimberly Hall Barlow said by email Tuesday she was “confident in the city’s position” but declined to speak further on the lawsuit or how staff created the approval process.

Information released days before the city began taking proposals stipulates a Phase 1 would allow “pre-applications” from Measure X business wishing to establish dispensaries in Costa Mesa’s commercial zone or looking to add cannabis delivery service to existing permits.

Candidates eligible for a social equity program — which aims to offer opportunities to those negatively impacted by the historic criminalization of marijuana,



Nathan Avila

DAMIAN MARTIN, left, and Elliot Lewis rented a property on Costa Mesa’s 17th Street to open a cannabis dispensary. But an unfair application process edged them out, they say.

na, overturned by California’s Proposition 64 — would also be considered under Phase 1 through Sept. 10, according to the city’s website.

All other candidates may

apply under Phase 2, which begins Sept. 13. However, only 15 business permits will be processed at one time.

A city spokesman said Tuesday Costa Mesa has so far received 17 preapplications for retail cannabis storefronts, four submissions for nonstorefront de-

livery services and two social equity applications.

But while city officials declined to speak further, a declaration provided to the court by Sheri Vander Dussen, assistant director of the city’s office of economic and development services, sheds light on how requests for dispensaries are

being handled and indicates Measure X candidates are, indeed, ahead of the pack.

EFFICIENCY OR UNFAIR ADVANTAGE?

Vander Dussen explained the city subdivided its approval process into phases, because “limited staffing makes it impossible to process more than a certain number of applications at a time.” She said Measure X businesses were given Phase 1 consideration because they’d previously gone through much of the permitting process for their existing permits.

“It was anticipated by staff that the processing of retail applications for these businesses ... would be simplified and streamlined, hastening the processing and allowing for staff to quickly move on to other applications,” Vander Dussen declared.

She further stated on Aug. 12, the day the city opened its preapplication process, requests were received from “each of the 17 existing Measure X businesses/owners.” Among those, 14 were being reviewed and could move on to apply for cannabis busi-

ness permit within a week. Among the two social equity applications received, only one was deemed complete and was pending approval to be placed on a wait list, Vander Dussen said.

Martin said in an earlier interview when he and Lewis learned only Measure X and social equity candidates would be considered in Phase 1, they attempted to find qualifying partners to team up with.

The social equity component, he added, proved too high a hurdle to clear. Only decriminalized marijuana-related felons who qualified for low-income status and had lived in Costa Mesa for the past five years would be considered — a more stringent set of requirements than other cities have drafted.

So, RD x Catalyst-Costa Mesa looked for Measure X business partners and had garnered some interest. But when Martin and Lewis filed their preapplication on Aug. 12 at 8:32 a.m., mere minutes after the window had opened, there was no way to specify they were submitting as Measure X

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Daily Pilot

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PADDLE

Continued from page A1

He got a call that night from his brother, which he said was strange.

“I answered the phone and my brother said, ‘Ben died today,’” Piridy said. “I remember it clearly. The next day, we did a paddle out in Puerto Escondido. We all held hands and mourned his death. Then, I flew home.”

“There was such a massive community paddle out here and ceremony. He changed everything in this community,” he said.

Piridy said that in the year after Carlson’s death, he felt it was important to memorialize Carlson by doing something physical as a testament to his friend’s physical ability and “pay a debt of gratitude to what he did.

“When a rescue came up, Ben did go. He was in the middle of a rescue. He didn’t question it. He didn’t hesitate ...”

Spencer Piridy

He’s a hero.”

He made the decision to paddle from Newport Beach to Catalina Island, a distance of little over 30 miles across the Pacific.

He then competed in a marathon the day after his arrival, which Piridy joked was easily one of the stupidest things he’s ever done — “It sucked. It was so hard. I’m not a runner, which I realized” — before paddling home. Piridy said he raised \$15,000 and donated it to the Ben Carlson Memorial and Scholarship Foundation.

“And it grew,” Piridy said.

“The next year, we raised about \$25,000, and we had a crew the second year where we went from Newport to Catalina, and it took us 12 hours. I think we paddled [a total of] 34 miles because of the tide and swells. That was a brutal one. Then, the third, the fourth and the fifth one came — it’s just grown.”

This year, Piridy said he’s proud to say over 50 paddlers are expected to participate in the event, which foundation board member James Papazis confirmed Thursday is the largest group of participants to

date. Last year’s group was smaller compared to other years due to COVID-19 restrictions, but it took place nonetheless.

The hope is to raise at least \$60,000 this time around. Papazis and Piridy said they’ve reached at least halfway on the organization’s GoFundMe effort.

The paddle out is called “Ben Did Go,” a mantra that Papazis said is in reference to Hawaiian lifeguard and surfer Eddie Aikau, who was lost at sea in 1978 after paddling out into the ocean to find help.

“When a rescue came up, Ben did go. He was in the middle of a rescue. He didn’t question it. He didn’t hesitate. He never thought twice about his personal safety. Ben did go,” Papazis said. “So, we did ‘Ben Did Go.’”

See *Paddle*, page A3

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COMMENTARY | JOSEPH KLUNDER

Community colleges are essential for global needs

Even on the other side of the Pacific, I often think of my home community of Newport Beach.

While the coronavirus has stabilized in China for over a year, everyone knows how difficult it is to contain the virus, get everyone vaccinated and ensure everyone is well-supplied and productive during sudden and lengthy quarantines.

I always praise local community colleges for their institutional role. During lockdowns at home, the biggest challenge is using downtime, often with limited resources. Having already had an online distance learning system, Coastline Community College was poised to take advantage in ways even top-ranked universities could not. While Yale faced lawsuits for charging full tuition for online Zoom classes, Coastline was operating as it always has and could accommodate extra students as well.

In my downtime since the pandemic started, I have been doing much more online, as both a student and teacher. With one more push to finish this upcoming fall semester of classes, I will have received 10 associates degrees in various subjects as a form of personal enrichment. Additionally, I have volunteered some of my teaching materials to teach English as ESL and for incoming refugees from Afghanistan. I teach and mentor immigrants who wish to be in needed fields, like home health aides, and can receive immigration to the U.S., Canada and Australia by having skills that are in demand.

While formal education in arcane ideology has often been considered the province of the wealthy with leisure time, people of all social strata could benefit. In particular, I praise the Career and Technical Education Department for its extensive training

and practical approach. With the pandemic's rapid and widespread impact, we can see the need for health professionals around the world for the foreseeable future. Allied Health programs at OCC would allow people to double their current wage-earning ability in one to two years of formal study.

With the federal government and California stimulus checks, extra stipends for children, and exceptional circumstances workers, some marginalized people who often worked at minimum enjoyed up to \$1,000 a week to pay for housing, food, transportation, clothes and children's expenses. Why not take advantage of the rebounding employment market by getting extra skills to ensure this living standard on fair market wages?

With income-based fee waivers, computer and book-sharing programs, and even cash-based financial aid, the cost of attaining

more associate degrees and skills-based certificates becomes almost free. For those in a profession such as a doctor, nurse, lawyer or manager, more "middle skills" will only help with diversity and improved quality of life.

Perhaps most relevant, Kristofer Toribio of the Global Engagement Center of Orange Coast College has now begun his duties as president of the International Assn. of College Admissions Counseling. In some ways, he has become one of the most well-connected men in higher education. Anybody with ambitions would be wise to utilize his open-door policy and speak to him.

In these last two weeks, we have seen the unfortunate events of Afghanistan unravel. Our veterans and perhaps thousands of refugees will become part of the existing Persian and Afghan communities in Newport Beach and Irvine. While multitrillion-dollar wars and military aid were unsus-

successful, let us see if great energy and investment in local social services can make a longer-lasting impact.

A person transitioning from homelessness to Harvard medical school or law school in a single afternoon may be unrealistic, but getting basic high school equivalency, ESL, dorm housing, health services, liberal arts, relevant job skills and affordable places to transfer to may be more feasible than initially thought. Many people in Orange County want a better future, many U.S. service members are still transitioning back to life in America, and there may be many arrivals soon. Best to put resources and commitment into local community services with a proven track record of success.

JOSEPH KLUNDER is a teacher and counselor. He grew up in Newport Beach and is currently a teacher and counselor in Beijing.



Allen J. Schaben | Los Angeles Times

PEOPLE WALK, ride and skateboard past businesses and the Ben Carlson memorial statue near the pier in 2020. The statue was erected in 2016, two years after Carlson died in 2014.

PADDLE

Continued from page A2

and we paddle in his honor."

The paddle out will begin on Catalina and end at Newport Pier, though Papazis said the time of their arrival really depends on weather and ocean conditions that day.

This year's crop of paddlers has a number of newcomers. "At first, it was anyone who knew Ben. But as his story and legacy has grown, interest and support has grown. Even some younger people who would've never known Ben are wanting to honor him and raise money this way," Papazis said.

"We're seeing a lot of people and junior [lifeguards] that, as they get older, want to challenge themselves and do this as well," he added.

The route will be led by

Carlson's family aboard their sailboat, Independence. A number of other vessels will be present for safety.

Ben's father, Chris Carlson, who now lives in Newport Beach with his wife, Teri Carlson, said he remembered the way that the city and the lifeguard community came together in memory of his son and for the support they gave him and his family in the wake of their loss.

Carlson said he feels his son's death really brought awareness to the dangers that ocean lifeguards face and that he feels the foundation founded in Ben's memory is making an impact in the greater lifeguard community both at home and nationally.

He said he hopes people remember Ben's work ethic, his independence and his love of the ocean.

"Even though [the ocean] is incredible, when life-

guards ask you to do something; you should do it," Carlson said.

Pirby plans on participating in this year's Ben Did Go as he does every year and intends to until his body no longer allows it. He said he felt that Ben Carlson's death was a wake-up call for the larger beach community about the real risks for lifeguards.

"He was so loved," he said. "I still go down there to this spot in Mexico and hand out Ben shirts and they all love him so much."

"He was a legend. Still is," Pirby said.

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THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

- ACROSS**
1 Pickle container
4 TV's Joy _
9 _ milk; nonfat beverage
13 Applies frosting to
15 Old saying
16 Almost never
17 Exhausted
18 Carnival attractions
19 Librarian's advice
20 Playwright
22 Bills with Hamilton's portrait
23 Well-to-do
24 Tolstoy or Durocher
26 Psychologist
29 Actor Richard
34 Sherwin-Williams product
35 Discontinue
36 "Mum's the word!"
37 Chest organ
38 Pound hounds
39 Blacken
40 Common contraction
41 Fence openings
42 _ suzette; fancy pancake
43 New driver, often
45 Saw the sights
46 "_ Miss"; southern univ.
47 Swamp critter, for short
48 Spanish ayes
51 Star car
56 Gets full
57 Appears in the distance
58 Play divisions
60 Askew
61 Expect eagerly
62 Promise's partner, in phrase
63 Saturates
64 1981-89 U.S. First Lady
65 Bashful

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

SUDOKU

By The Mephram Group

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

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

For answers to the crossword and Sudoku puzzles, see page A6.

- DOWN**
1 Triangular sail
2 _ a test; passed easily
3 Backside
4 Malia's dad
5 Mrs. Bunker
6 "_ only known"; words of regret
7 Grows gray

- 14 Gazing
21 Make money
25 Word attached to lid or sore
26 Divide
27 Terre _ IN
28 Run water over
29 Talk out of
30 Word of disgust
31 Theater worker
32 Out of _; in poor condition
33 Tear to bits
35 Just adorable
38 First to sail around the world
39 Extremely important
41 128 liquid oz.
42 Pigeon cries
44 Rackets
45 Dependable
47 Funny fellow
48 Red and Ross
49 "Othello" villain
50 Staircase piece
52 Ottumwa's state
53 Complain
54 David McCallum TV series
55 _-A-Sketch; drawing toy
59 Firmament

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Trustor: **ANDREW G CRADDOCK JR, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, AND CLAYTON V ATCHINSON,; A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON**

Duly Appointed Trustee: **ZBS Law, LLP**

Deed of Trust Recorded on **03/07/2007**, as Instrument No. **2007000145786** of Official Records of **Orange County, California;**

Date of Sale: **09/08/2021 at 03:00 PM**
Place of Sale: **On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA**

Estimated amount of unpaid balance and other charges: **\$85,587.64**
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.

Street Address or other common designation of real property: **3039 CROYDEN BAY COSTA MESA, CA 92626**

Described as follows:
A CONDOMINIUM COMPRISED OF:

PARCEL 1:
UNIT 89 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED IN BOOK 13644, PAGE 1510, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:
AN UNDIVIDED 1/108TH INTEREST IN AND TO LOTS 1 AND 2 (COMMON AREA) OF TRACT NO. 10626, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 465, PAGES 28 AND 29 OF MISCELLANEOUS MAPS OF SAID COUNTY, TOGETHER WITH ALL IMPROVEMENTS THEREON, EXCEPTING THEREFROM CONDOMINIUM UNITS 1 TO 108 INCLUSIVE, LOCATED THEREON.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 3:
AN EXCLUSIVE EASEMENT APPURTENANT TO EACH UNIT FOR THE USE AND OCCUPANCY OF THOSE PORTIONS OF THE RESTRICTED COMMON AREA AND THE COMMON AREAS AS DESIGNATED IN THE DECLARATION OF RESTRICTIONS RECORDED IN BOOK 13644, PAGE 1483, OFFICIAL RECORDS AND AMENDMENTS THERETO AND SHOWN ON THE CONDOMINIUM PLAN FOR EACH UNIT.

A.P.N #: **937-68-089**
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **866-266-7512** or visit this Internet Web site **www.elitepostandpub.com** using the file number assigned to this case **21000750-1 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: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **866-266-7512** or visit this Internet Web site **www.elitepostandpub.com** using the file number assigned to this case **21000750-1 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.

Dated: **08/11/2021**
ZBS Law, LLP, as Trustee
30 Corporate Park, Suite 450,
Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: 866-266-7512 or
www.elitepostandpub.com

Michael Busby, Trustee Sale Officer

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

EPP 33110 8/20, 8/26, 9/2/2021

Legal Notices

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF 2020-2021 PERFORMANCE AND EVALUATION REPORT For the Federal Community Development Block Grant and HOME Partnership Grant Programs

Notice is hereby given that the City of Costa Mesa's Housing and Community Development Division has completed the 2020-2021 Consolidated Annual Performance and Evaluation Report (20-21 CAPER). The 21-22 CAPER has been completed in compliance with federal program regulations and the City's Citizen Participation Plan. The 20-21 CAPER covers the period of July 1, 2020, through June 30, 2021. The CAPER provides a summary of activities undertaken with certain federal funds during the report period. The CAPER provides an overview of the City's use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) funds during the report period. The CAPER also includes accomplishment information regarding the use of Community Development Block Grant-Coronavirus (CDBG-CV) funds authorized by the CARES Act of 2020.

CDBG and HOME funded activities undertaken during the report period are consistent with the City's 2020/21 - 2024/25 Consolidated Plan and the U.S. Department of Housing and Urban Development's (HUD) national objectives. Activities focused on preserving and expanding housing opportunities; elimination of impediments to fair housing choice; and public services for youth, seniors, and lower income persons in general. Funds were also utilized to undertake community facility improvements. The use of CDBG-CV funds is consistent with the CARES Act which requires that funds be used to prevent, prepare for, or respond to local impacts of the Coronavirus.

The Draft 20-21 CAPER is available for public review and comment on the City of Costa Mesa website - <https://www.costamesaca.gov/city-hall/city-departments/development-services/housing-and-community-development>. Written comments with respect to the CAPER will be accepted by the City's Housing and Community Development Division beginning September 8, 2021. Written comments should be directed to hcd@costamesaca.gov. All written comment must be received no later than 3:00 PM September 22, 2021.

In addition to the comment period, a public hearing to review the FY 20-21 CAPER has been scheduled by the City of Costa Mesa Housing & Public Service Grants Committee for September 23, 2021, beginning at 6:30 PM. The meeting is scheduled to be held at Costa Mesa City Hall, First Floor Conference Room 1A. City Hall is located 77 Fair Drive, Costa Mesa CA.

In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act which allows Housing & Public Service Grants Committee Members to attend Committee meetings remotely. Given the fluctuation in health risks associated with COVID-19, City Hall may be closed to the public on the date and time of this meeting. If City facilities are closed due to public health concerns the public will be invited to participate in the remote meeting. Information regarding the location of the meeting will be posted on the City's website www.costamesaca.gov.

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Title Order No.: 05943721 Trustee Sale No.: 85523 Loan No.: 399314463 APN: 050-081-11 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/28/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 9/23/2021 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/31/2020 as Instrument No. 202000077286 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: BEATRICE LOUISE SOLLOWAY (ALSO KNOWN AS BEATRICE R. SOLLOWAY), TRUSTEE OF THE BEATRICE SOLLOWAY SURVIVOR'S TRUST, U/D/T DATED AUGUST 16, 1985 AND BEATRICE LOUISE SOLLOWAY TRUSTEE OF THE TRUST "C" UNDER THE SOLLOWAY FAMILY TRUST, U/D/T DATED AUGUST 16, 1985 , as Trustor PMF CA REIT LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 27, BLOCK 12, SECTION 3, BALBOA ISLAND, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 7, PAGE 15 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 301 RUBY AVENUE NEWPORT BEACH, CA 92662. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,472,391.82 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 8/27/2021 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 CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85523. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.COM, using the file number assigned to this case 85523 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.

APPEAL

Continued from page A1

ing a 10 p.m. curfew. His lawsuit said that when he returned to the beach to retrieve his friend's shoes, Reza and Durham confronted him, handcuffed him and put him in a chokehold that caused him to lose consciousness.

“We’re pleased with the outcome of the appeal.”

Michael Gates
Huntington Beach
city attorney

He said he suffered from post-traumatic stress disorder, but the city argued that could be because he had been the victim of a stabbing in a subsequent incident months later.

Gates argued that Rosier had a bottle of whiskey in his hand on the night of the arrest that police believed could be used as a weapon, and that he refused to comply with officers.

Jurors in a federal civil trial ruled in favor of the city in February 2020, but Rosier appealed. The appeal was heard virtually on Aug. 6, with Gates representing the city and appellate attorney David Schlesinger representing Rosier.

matthew.szabo@latimes.com
Twitter: @mjszabo

CANNABIS

Continued from page A2

candidates. The attorney later learned through Vander Dussen's testimony the city created additional documentation for Measure X applicants to submit but hadn't posted it to its online application portal until Aug. 12 — the day preapplications were accepted but, according to Martin, after Catalyst had submitted its own paperwork to be among the first 15 applicants.

Vander Dussen also declared that city staff directly reached out to all Measure X businesses on Aug. 10 to share with them the documents required for approval, a move Martin decried.

“They emailed all the Measure X people on the side. They didn't email anybody else,” he said Tuesday. “If we'd gotten the email on the 10th, if I knew what I had to do, I could have reached out to people.”

Instead, the preapplication Martin and Lewis had submitted, at the cost of \$15,000, was deemed ineligible because, Vander Dussen explained, it had lacked the required documentation. The assistant development director indicated RD x Catalyst-Costa Mesa could still find a Measure X partner by the Sept. 10 Phase 1 deadline or apply in Phase 2.

“Likewise, if petitioner partners with a qualified social equity applicant, those applications are currently being accepted,” she added.

A NEW MISSION

Now, with little chance of being approved for a cannabis business permit anytime soon, Martin and Lewis are left holding the bag on a Costa Mesa rental property they leased in June.

They paid \$75,000 for a lease-to-own option on a car wash on 17th Street that met the city's many cannabis zoning requirements. It's unclear what will happen with the property if their application does not go through.

“Catalyst has lost its place in line ... because we didn't submit two documents the city didn't make available until after we submitted,” Martin said.

Now, his and Lewis' focus has shifted from successfully applying for a cannabis business permit in Costa Mesa to winning the lawsuit so what they believe is an undemocratic process can be corrected.

“We're on a path now,” the attorney said. “I've got my hearing on the 8th, and I'm trying to win my hearing — I want to win.”

sara.cardine@latimes.com
Twitter: @SaraCardine

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Legal Notices

Legal Notices

Legal Notices

**NOTICE TO CREDITORS
OF: CHERRYLL FRANCIS RANGER
CASE#30-2021-01213454-PR-PW-CJC
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE.**

Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at 700 Civic Center Drive West, Santa Ana, CA 92701, and deliver pursuant to Section 1215 of the California Probate Code a copy to Robert A. Ranger, as trustee of the will dated April 18, 2005 wherein the decedent was the settlor, at 3710 Seashore Drive, Newport Beach, CA 92663, within the later of four months after Sept. 03, 2021 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.
Published in the DAILY PILOT on 9/3, 9/4, and 9/10/2021

Legal Notices

Legal Notices

Legal Notices

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a **Special Meeting/public hearing** at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, September 13, 2021** at 7:00 PM, or as soon as possible thereafter, to consider the following item:
Application No.: ZA-21-22
Applicant/Agent: Southern California Sunbelt Developers, Inc./Justin Liedloff
Site Address: 3151 Airway Avenue, Suite L2
Zone: CL (Commercial Limited)
Description: Zoning Application 21-22 is a request for a Minor Conditional Use Permit (MCUP) to allow for a group counseling use in the CL zone and to deviate from parking requirements due to unique operating characteristics located in Suite L2 of an existing multi-tenant commercial property.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a **Special Meeting/public hearing** at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, September 13, 2021** at 7:00 PM, or as soon as possible thereafter, to consider the following item:
Application No.: PA-18-34 A2 (ZA-21-18)
Applicant/Agent: Walton Chan of SW Ventures/82 Investments LLC
Site Address: 3505 Cadillac Avenue, Suite F5
Zone: PDI (Planned Development Industrial)
Description: Planning Application 18-34 A2 is a request to modify the previously-approved Conditional Use Permit at an existing marijuana manufacturing and distribution facility located within a 7,178-square-foot tenant space in an existing multi-tenant industrial building. The applicant is proposing to modify their approved manufacturing license from a Type 6 non-volatile extraction to a Type 7 volatile extraction license. No cannabis retail or cultivation is proposed.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

BSC 220504

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOUISE C. BRANDT, aka LOUISE CHRISTINE BRANDT 30-2019-01111062-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **LOUISE C. BRANDT, aka LOUISE CHRISTINE BRANDT** A PETITION FOR PROBATE has been filed by **PATRICIA CORBIN & ANDREW SPIELBERG** in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that **PATRICIA CORBIN & ANDREW SPIELBERG** be appointed as the successor personal representative to administer the estate of the decedent. **THE WILL dated 4/24/2013 was previously admitted to probate on 12/11/2019.** The will and any codicils are available for examination in the file kept by the court. **THE PETITION** requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. **A HEARING on the petition will be held on October 21, 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 Microsoft Teams;
(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:
MELINDA M. ELLIS, ESQ
LAW OFFICE OF MELINDA ELLIS
3780 KILROY AIRPORT WAY #200
LONG BEACH, CA 90806
(562) 256-7058
Published in the NEWPORT HARBOR NEWS PRESS combined with the Daily Pilot on: 9/3, 9/9 & 9/10/2021

BSC 220500 NOTICE OF PETITION TO ADMINISTER ESTATE OF: HARRY S. RINKER 30-2021-01217930-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **HARRY S. RINKER** A PETITION FOR PROBATE has been filed by **BART F. RINKER** in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that **BART F. RINKER** be appointed as personal representative to administer the estate of the decedent. **THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. **THE PETITION** requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. **A HEARING on the petition will be held on October 20, 2021 at 10:30 a.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 Petitioner:
WAYNE J. CASEY, ESQ
CASEY ESTATE & BUSINESS PLANNING, APLC
610 NEWPORT CENTER DRIVE, STE 840
NEWPORT BEACH, CA 92660
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 9/1, 9/3 & 9/8/2021

T.S. No. 19-56711

APN: 424-332-25

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/18/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **PAUL A. JOHNSON, A SINGLE MAN AND MARIA C. WARWICK A SINGLE WOMAN AS JOINT TENANTS**

Duly Appointed Trustee: ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP Deed of Trust recorded 11/26/2014, as Instrument No. 2014000510023, of Official Records in the office of the Recorder of Orange County, California,

Date of Sale: **9/20/2021** at 9:00 AM

Place Auction.com Room, Doubletree by Hilton Hotel

of Anaheim – Orange County, 100 The City Drive,

Sale: Orange, CA 92868

Estimated amount of unpaid balance and other charges: **\$598,544.21**

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.

Street Address or other common designation of real property:

**1801 OCEAN COURT
COSTA MESA, CA 92627**

Described as follows:

As more fully described on said Deed of Trust

A.P.N #: **424-332-25**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this Internet Web site www.auction.com, using the file number assigned to this case 19-56711. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the file number assigned to this case 19-56711 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.

Dated: **8/11/2021**

**ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP, as Trustee
30 Corporate Park, Suite 450
Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: (855) 976-3916 www.auction.com**

Michael Busby, Trustee Sale Officer

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

EPP 33113 8/20, 8/27, 9/3/2021

HIGH SCHOOL GIRLS' TENNIS

New look works for Huntington Beach

BY MATT SZABO

VILLA PARK — The move from Division 3 to Division 1 in CIF Southern Section girls' tennis can be daunting.

No one knows that better than the senior leaders for Huntington Beach High School.

After the Oilers won the Division 3 title in 2018, they were moved up to Division 1. They responded well, advancing to the semifinals as sophomores. Then last

spring, they reached the Open Division as one of the top eight programs in the section.

"It's been great, our improvement throughout the years," senior Solaya Han said.

Villa Park may be on a similar path, after beating Fountain Valley for the Division 3 title. The Spartans are now also in Division 1.

The two county powerhouses met Thursday, and a close match did indeed ensue. But Huntington Beach

had the doubles strength to earn a 10-8 nonleague victory at Villa Park High School.

The Oilers (2-0) won seven of nine doubles sets. Seniors Sophie Jin-Ngo and Cindy Huynh swept in doubles, while the pairing of junior Isabella Moore and senior Hailey Petteys also swept.

Ella Weisman and Jackie Vo won one doubles set for Huntington Beach against Villa Park (1-1).

"Today for me was really,

how are our doubles going to do?" Oilers coach Patrick Wright said. "This year, our doubles is looking to be strong. It was good to see them go out there and take care of business ... It's going to be pretty different. We're not going to be that powerhouse in singles anymore. We'll still have good players in singles, but we're going to get a lot of wins in doubles this year."

Huntington Beach graduated standout Kaitlyn Taylor in singles, and Cindy Huynh



CINDY HUYNH, left, and Sophie Jin-Ngo of Huntington Beach joke around at Thursday's match.

Kevin Chang

said she plans to play doubles throughout the season for the first time in her four years on varsity. That leaves Jin-Ngo with her fourth partner in four years: Kaitlyn Palacio, Gennifer Wolfe, Maggie Rae Walker and now Huynh.

"I like having a partner to play with," Huynh said. "It's just so much more fun."

Han moves back in singles, a change from last season. Huntington Beach's No. 1 singles player Thursday was Huynh's younger sister, sophomore Yen Nhi Huynh. She had two tough-luck losses, 7-6 (9-7) to Morgan Shaffer in the first round and 6-4 to Jordyn Kuo in the second round. Yen Nhi Huynh squandered two match points in the tiebreaker of the high-quality first set, which took about 80 minutes to complete.

Han and teammate Kayla Friedland each beat Villa Park's No. 3 player.

The teams agreed not to play the third round in singles, as the match reached the 6 p.m. hour with Hunt-

ington Beach holding a 9-6 advantage. Han earned a forfeit win over Shaffer, while Villa Park also earned two forfeit wins in singles.

Wright said the youngest Huynh sister, freshman Le Nhi Huynh, is currently out with a leg injury. He said he plans to play her in doubles if and when she returns.

Villa Park also played without its top player, senior Grace Gamal. Villa Park coach Ron Metcalf said that Gamal, last year's CIF Southern Section Individuals singles champion and Orange County Player of the Year, is currently in quarantine.

Huntington Beach will only get better if it adds Le Nhi Huynh to the lineup.

"She's come out to practice," Wright said. "She'll hit during the warmup, and she looks like one of the best players I've ever seen in my life. It's crazy. She has huge, heavy-spin groundstrokes, which is really uncommon to see in girls' tennis."

matthew.szabo@latimes.com
Twitter: @mjszabo

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LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH PLANNING COMMISSION

The Laguna Beach Planning Commission will hold a virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: **Zoning Ordinance Amendment 21-8238 and Local Coastal Program Amendment 21-8239 to repeal and replace Laguna Beach Municipal Code Chapter 25.17 (Second Residential Units; and amend Sections 25.10.004 (R-1 Uses Permitted), 25.15.006 (R/HP Uses Permitted) and 5.07.030 (Imposition-Rates-Due Date) pertaining to Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations. This proposal will affect properties Citywide. The Planning Commission will review the proposal and make recommendations to the City Council. SAID PUBLIC HEARING to be held: Wednesday, September 15, 2021 at 6:00 P.M.** For additional information, contact So Kim, Assistant Director, at (949) 497-0736 or via email at skim@lagunabeachcity.net. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net. The application may be examined on the City's website at the following link (available the Saturday before the public hearing): <http://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>. Click on the Planning Commission Agenda (located to the right of the Planning Commission hearing date/time) under the Upcoming Events section and then click on the specific agenda item. Comments may be made in writing/email, via teleconferencing during the Public Hearing, or in-person in the Council Chambers. Please note that all members of the public must wear a face covering while in the Council Chambers and must depart Council Chambers immediately after speaking. It is recommended that written correspondence be delivered/emailed to City Hall preferably at least 2 days before the hearing. Comments may be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone via Zoom URL: <https://lagunabeachcity.zoom.us/j/99405314155> or join by phone by calling (669) 900-9128 and enter Webinar ID: 99405314155. If, in the future, you wish to challenge the subject in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing. This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and CEQA Guidelines Section 15061(b)(3). Marc Wiener, AICP, Director of Community Development

LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH PLANNING COMMISSION

The Laguna Beach Planning Commission will hold a virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: **Zoning Ordinance Amendment 21-10064 and Local Coastal Program Amendment 21-10065 to amend Chapters 25.05.030 (Conditional Use Permits) and Chapter 25.07 (Coastal Development Permits) to allow the director to administratively authorize changes to design review, conditional use permits, and other entitlements associated with a coastal development permit approved by the Coastal Commission subject to certain findings; and amend Section 25.07.012(1) (Effective Date of Coastal Development Permits) to modify the time extensions of coastal development permits from six-months to two-years. This proposal will affect properties Citywide. The Planning Commission will review the proposal and make recommendations to the City Council. SAID PUBLIC HEARING to be held: Wednesday, September 15, 2021 at 6:00 P.M.** For additional information, contact So Kim, Assistant Director, at (949) 497-0736 or via email at skim@lagunabeachcity.net. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net. The application may be examined on the City's website at the following link (available the Saturday before the public hearing): <http://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>. Click on the Planning Commission Agenda (located to the right of the Planning Commission hearing date/time) under the Upcoming Events section and then click on the specific agenda item. Comments may be made in writing/email, via teleconferencing during the Public Hearing, or in-person in the Council Chambers. Please note that all members of the public must wear a face covering while in the Council Chambers and must depart Council Chambers immediately after speaking. It is recommended that written correspondence be delivered/emailed to City Hall preferably at least 2 days before the hearing. Comments may be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone via Zoom URL: <https://lagunabeachcity.zoom.us/j/99405314155> or join by phone by calling (669) 900-9128 and enter Webinar ID: 99405314155. If, in the future, you wish to challenge the subject in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing. This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Marc Wiener, AICP, Director of Community Development

LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH PLANNING COMMISSION

The Laguna Beach Planning Commission will hold a virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: **Conditional Use Permit 21-10020 and Coastal Development Permit 21-10021 are requested for a restaurant with the service of alcohol, increased seating, outdoor seating and a historic parking reduction at 300-340 South Coast Highway (Formerly the White House Restaurant). Planning Commission Design Review 21-10019 is requested for exterior modifications to a K-rated structure listed on the City's Historic Register. Variance 21-10022 is requested to exceed the maximum building height allowed for the rooftop equipment. The Planning Commission will review the application and make a recommendation to the City Council. SAID PUBLIC HEARING to be held: September 15, 2021 at 6:00 P.M.** For additional information, contact Martina Caron, Senior Planner, at (949) 464-6629 or mcaron@lagunabeachcity.net and/or Morris Skenderian Associates, Architect at (949) 497-3374 or morris@msaarchitects.com. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net. The application may be examined on the City's website at the following link (available the Saturday before the public hearing): <http://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>. Click on the Planning Commission Agenda (located to the right of the Planning Commission hearing date/time) under the Upcoming Events section and then click on the specific agenda item. Comments may be made in writing/email, via teleconferencing during the Public Hearing, or in-person in the Council Chambers. Please note that all members of the public must wear a face covering while in the Council Chambers and must depart Council Chambers immediately after speaking. It is recommended that written correspondence be delivered/emailed to City Hall preferably at least 2 days before the hearing. Comments may be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone via Zoom URL: <https://lagunabeachcity.zoom.us/j/99405314155> or join by phone by calling (669) 900-9128 and enter Webinar ID: 99405314155. If, in the future, you wish to challenge the subject in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing. This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities - Interior or Exterior Alterations) and Section 15331 (Historic Resource Restoration/ Rehabilitation). This project is located within the City of Laguna Beach Coastal Zone. The Coastal Development Permit application was filed on August 3, 2021, and constitutes development that is appealable to the California Coastal Commission. Marc Wiener, AICP, Director of Community Development

Legal Notices Legal Notices Legal Notices

T.S. No.: 2021-04586 APN: 139-122-04 TRA No.: 15-045 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/3/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale 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 will be held by the duly appointed trustee as shown below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: LUKE THOMAS CHADWICK & REBECCA DAWN CHADWICK Beneficiary Name: GORDON BARIENBROCK Duly Appointed Trustee: INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION and pursuant to Deed of Trust recorded 2/4/2015 as Instrument No. 201500055188 in book ---, page --- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/16/2021 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: \$1,115,212.64 The property heretofore is being sold "as is." The street Address or other common designation of real property is purported to be: 1828 JAMAICA ROAD, COSTA MESA, CA 92626 Legal Description: The land referred to is situated in the State of California, County of Orange and is described as follows: Lot 160 of Tract No. 3363, as per map recorded in Book 112, Pages 37 to 48, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County. Excepting therefrom that portion of lot 160 described as follows: Beginning at the Southwesterly corner of Lot 160 thence North 6° 00' 12" East 110.69 feet; thence South 82° 40' 41" East 7.00 feet; thence South 9° 37' 34" West 110.75 feet to the point of beginning. Except therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet, without the right of surface entry, as reserved in instruments of record. A.P.N.: 139-122-04 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. 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 1-844-477-7869 or visit this Internet Web site <http://www.stoxposting.com/sales-calendar>, using the file number assigned to this case 2021-04586. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1-844-477-7869 or visit this internet website <http://www.stoxposting.com/sales-calendar>, using the file number assigned to this case 2021-04586 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. "NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "INTEGRATED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED". THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: 8/12/2021 INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION, as Trustee 2461 W. La Palma Ave, Suite 120 Anaheim, California 92801 (800) 232-8787 For Sale Information please call: 1-844-477-7869 MICHAEL REAGAN, TRUSTEE SALES OFFICER

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NEED EXTRA CASH?
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HIGH SCHOOL ROUNDUP

Costa Mesa girls' golf picks up win

BY ANDREW TURNER, MATT SZABO

Sydney Ngo was the medalist with a four-over-par 38, leading the Costa Mesa High School girls' golf team to a 283-341 win over Orange on Wednesday in an Orange Coast League match at Riverview Golf Course.

The Mustangs improved to 1-1 on the season. Costa Mesa will renew its crosstown rivalry with Estancia on Tuesday when the teams square off at Costa Mesa Country Club.

Estancia 269, Calvary Chapel 323: Dillon Morgan led the Eagles with a nine-hole score of 46 on the par-35 Mesa Linda course at Costa Mesa Country Club on Wednesday in their Orange Coast League opener.

Estancia is now 2-1 overall and 1-0 in league.

GIRLS' VOLLEYBALL

Corona del Mar 3, Sage Hill 0: Junior opposite Reese Olson had 12 kills, three service aces and two

blocks to lead the host Sea Kings to a 28-26, 25-18, 25-17 win on Wednesday in a nonleague match.

Junior libero Ellie Gessford provided eight digs and three aces, and Maddie Canfield added four aces for CdM (6-6).

Sophie Wang had eight kills, and Brooke Thomassen added seven kills for Sage Hill (0-3). Paige Hess handed out 21 assists, and Noe Lee contributed 17 digs.

GIRLS' TENNIS

Laguna Beach 13, Dana Hills 5: Katelyn Smith and Sarah MacCallum both swept in singles for the Breakers in Wednesday's nonleague match at Laguna Beach High.

Jessica MacCallum won twice in singles before she was subbed out for Laguna Beach (2-0). Zoey Cutter and Camille Deckey also won twice in doubles.

The Breakers play at Aliso Niguel on Sept. 9.

dailypilot@latimes.com
Twitter: @DailyPilotSport

CROSSWORD AND SUDOKU ANSWERS

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