

Daily Pilot

THURSDAY, JANUARY 18, 2024 /// dailypilot.com



Don Leach | Staff Photographer

COSTA MESA resident Bill Burke recently paddled the Missouri River solo, a 2,370 mile adventure he added to an already long list of adventures.

At 81, Bill Burke shows few signs of slowing down

BY MATT SZABO

Bill Burke is a family man. He and his wife, Sharon, have lived in their house in the Mesa Verde neighborhood of Costa Mesa for more than five decades. He has four children, 14 grandchildren and three great-grandchildren.

Contrast those many relationships to his months spent paddling down the Missouri River last year.

"You can go for weeks without seeing a single soul on that river," Burke said. "Not even a fisherman in a fishing boat. Especially on the upper Missouri, there just aren't that many cities along the way."

Burke is now 81. But when adventure calls, the extreme adventure enthusiast is still there to pick up the phone.

He completed his 2,341-mile canoe ride down the Missouri River on Dec. 11. That was nearly seven months after it began in Three Forks, Montana, though the trip was interrupted twice — once when Burke had to come home to handle some personal business, and again when his condominium in Palm Desert flooded during Tropical Storm Hilary in August.

Burke wanted to finish his trip, known as the 'reverse Lewis & Clark expedition.' So he headed back on the water in October. But as the calendar turned to late fall, he said the weather dipped into the teens at night.

"At night, I would pull into a campsite and set up a tent because it was so cold that you can't sit outside," he said. "I would crawl into my sleeping bag at 5:30, and be stuck there until 7 a.m. the next morning. That's 12 hours sitting in one spot inside a tent where it's dark."

Burke leaned on some "river angels" along the way, who would take him into their homes and feed him a warm meal. But he also had to deal with hundreds of miles of lakes on the river that make travel difficult

See **Burke**, page A2



Courtesy of Bill Burke

BILL BURKE tips his cap on the Missouri River near New Haven, Mo.



A SCARF HANGS around a picture of one of Bill Burke's climbing adventures in his Costa Mesa home.

Don Leach | Staff Photographer

Charter school's location plans nixed

Costa Mesa City Council opts to withhold permit for academy to operate inside building that falls within city's Green Zone.

BY SARA CARDINE

Charter school leaders who'd hoped to run a high school out of a Costa Mesa office building — a move challenged by public school district officials who claimed they were not properly notified of such intentions — will have to look elsewhere.

That was the determination of the Costa Mesa City Council Tuesday, as members supported a Nov. 27 vote by the city's planning commission to deny a conditional use permit for Vista Meridian Global Academy to operate at 1620 Sunflower Ave.

Commissioners maintained the school use was not compatible for the parcel within an area north of the 405 Freeway known as the Green Zone, which allows for

See **School**, page A2

Family expands hunt for missing patient

Friends and family have been searching for Scott Breneman since he fled from Huntington Beach Hospital on Jan. 7.

BY LILLY NGUYEN

A Newport Beach man went missing earlier this month after bolting from Huntington Beach Hospital during a mental health episode, according to his family.

Friends and family have been searching for Scott Breneman, 41, who is the captain and owner of West Caught Fish Co. in Newport Beach. Breneman lives in Dover Shores with his wife and children and is described to be 5 feet 10 and 165 pounds. He has blond-brown hair and blue eyes.

Breneman went missing on Jan. 7 after family members called Newport Beach's mobile crisis assessment team when Breneman

See **Hunt**, page A3

GIRLS' WATER POLO

Laguna Beach wins round three against Newport Harbor

BY MATT SZABO

The Laguna Beach High girls' water polo team came into Tuesday's Surf League showdown at Newport Harbor with a .500 record that was at least a bit misleading.

Six of the Breakers' nine losses have come by two goals or fewer. That made it even more satis-

fy to pull off a close victory.

Senior Ava Knepper and junior Kara Carver combined for nine goals as the Breakers gutted out a 10-9 overtime win that likely means the teams will share the league title.

Newport Harbor is now 3-1 in the Surf League with two matches

See **Water**, page A3

LAGUNA BEACH'S Emmy Hensley (3) takes a shot as Newport Harbor's Valery Verdugo tries to defend on Tuesday.



LAGUNA BEACH'S Kara Carver shoots a backhand shot for a score around Newport Harbor's Kylie Robison during Tuesday's key Surf League girls' water polo match.

Photos by Don Leach | Staff Photographer

THE COACH HOUSE

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TICKETS & DINNER RES: 949-496-8930



THU, JAN 18
ERIC SARDINAS



SUN, JAN 21
BIG MOUNTAIN



SAT, FEB 3
GLENN HUGHES



WED, FEB 14
OTTMAR LIEBERT

- 1/18 **ERIC SARDINAS /**
w/ SPECIAL GUEST MARCO MENDOZA
- 1/19 **MARC COHN**
- 1/20 **MARC COHN**
- 1/21 **BIG MOUNTAIN**
- 1/26 **PETTY BREAKERS (TOM PETTY TRIBUTE)**
- 1/28 **THE FOUR FRESHMEN**
- 2/2 **QUEEN NATION (QUEEN TRIBUTE)**
- 2/3 **GLENN HUGHES DEEP PURPLE SET**
- 50TH ANNIVERSARY OF BURN
- 2/6 **RICKIE LEE JONES**
- 2/9 **FAST TIMES (80s CONCERT EXPERIENCE)**
- 2/10 **JOURNEY USA (JOURNEY TRIBUTE)**
- 2/14 **OTTMAR LIEBERT & LUNA NEGRA**
- 2/15 **KARLA BONOFF**
- 2/16 **PRINCE AGAIN (PRINCE TRIBUTE)**
- 2/17 **THE MOTELS**
- 2/18 **ALBERT CUMMINGS**
- 2/22 **SHAWN PHILLIPS**
- 2/23 **BEATLES VS STONES - A MUSICAL SHOWDOWN**
- 2/24 **DADA**
- 2/25 **KEN GARCIA**
- 2/29 **FOOZ FIGHTERS / PEARL JAMMED**
- 3/1 **G. LOVE & SPECIAL SAUCE**
- 3/2 **"2 ENGLISHMEN ABROAD" AN EVENING WITH**
ROBERT FRIPP & DAVID SINGLETON
- 3/3 **WALTER TROUT RECORD RELEASE PARTY**
- 3/7 **THE BODEANS**
- 3/8 **THE TUBES**
- 3/9 **SUPER DIAMOND (NEIL DIAMOND TRIBUTE)**
- 3/13 **REVEREND HORTON HEAT /**
DALE WATSON / JASON D WILLIAMS
- 3/14 **COLIN JAMES**



THU, FEB 15
KARLA BONOFF



SUN, FEB 18
ALBERT CUMMINGS



THU, FEB 22
SHAWN PHILLIPS



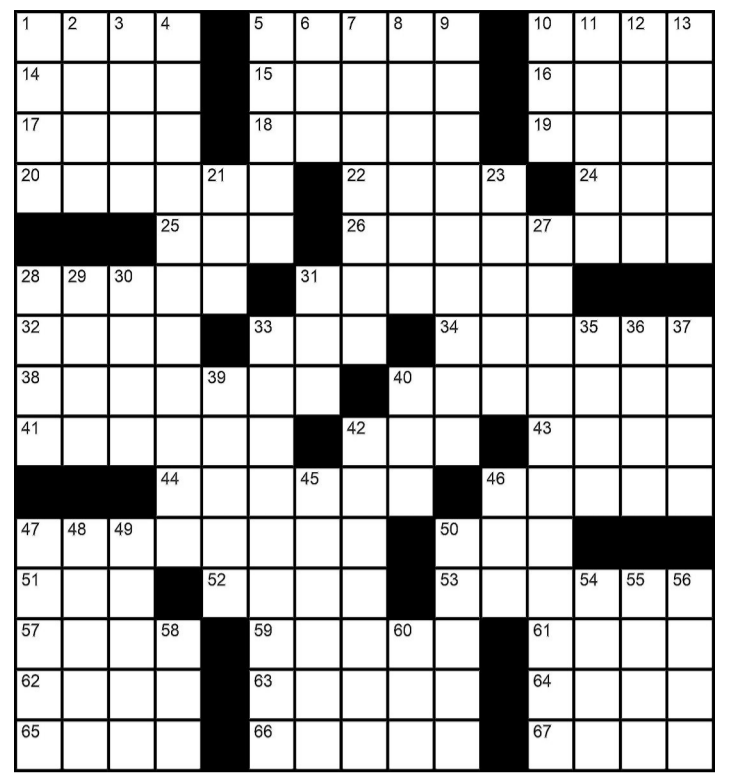
SAT, MAR 2
Robert Fripp
David Singleton

- 3/15 **THE FENIANS**
ST. PATRICK'S DAY CELEBRATION
- 3/16 **ARMAGEDDON (DEF LEPPARD TRIBUTE) /**
MOTLEY 2 (MOTLEY CRUE TRIBUTE)
- 3/23 **THE HIGHWAYMAN SHOW**
(CASH, NELSON, JENNINGS, KRISTOFFERSON TRIBUTE)
- 3/24 **NELSON**
- 3/28 **HERMAN'S HERMITS STARRING PETER NOONE**
- 3/29 **HERMAN'S HERMITS STARRING PETER NOONE**
- 3/30 **WAYNE NEWTON**
- 3/31 **LYNCH MOB - THE FINAL RIDE**
- 4/4 **THE KINGSTON TRIO**
- 4/5 **ULI JON ROTH**
- INTERSTELLAR SKY GUITAR TOUR
- 4/6 **RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)**
- 4/7 **CINDERELLA'S TOM KEIFER**
- 4/10 **JOAN OSBORNE ACOUSTIC TRIO**
- 4/11 **JIMMIE VAUGHAN**
- 4/12 **ROGER CLYNE & THE PEACEMAKERS**
- 4/13 **TINSLEY ELLIS**
- 4/14 **THE FABULOUS THUNDERBIRDS**
- 4/18 **SPONGE**
- 4/19 **RICHIE FURAY**
- 4/20 **GEOFF TATE**
- 4/21 **VONDA SHEPARD**
- 4/25 **ISRAEL VIBRATION & ROOTS RADICS**
- 4/26 **FIVE FOR FIGHTING WITH STRING QUARTET**
- 4/27 **KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)**
- 5/5 **OINGO BOINGO FORMER MEMBERS**
- 5/7 **BLUES TRAVELER**
- 5/9 **CALIFORNIA GUITAR TRIO**
w/PEPPINO D'AGOSTINO
- 5/15 **MR BIG - THE BIG FINISH TOUR**
- 5/17 **JOHN CRUZ**
- 5/19 **THE LETTERMEN**
- 5/24 **DSB (JOURNEY TRIBUTE)**
- 5/31 **YACHTY BY NATURE**
- 6/14 **AMBROSIA**
- 6/16 **ELVIN BISHOP BIG FUN TRIO**
- 6/21 **DESPERADO (EAGLES TRIBUTE)**
- 6/22 **DESPERADO (EAGLES TRIBUTE)**
- 6/29 **SKELETON CREW (GRATEFUL DEAD TRIBUTE)**
- 7/6 **SHINE ON (PINK FLOYD TRIBUTE)**
- 7/20 **Y&T 50TH ANNIVERSARY**
- 7/27 **BOB SCHNEIDER**

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

- ACROSS**
- 1 Chilly
 - 5 Singer _ Cobbs Leonard
 - 10 Phishing email, e.g.
 - 14 Length x width
 - 15 Former Houston NFLer
 - 16 "God forbid!"
 - 17 Low in fat
 - 18 Quarterback Favre
 - 19 Leo or Libra
 - 20 Spacecraft component
 - 22 Homemade bombs: Abbr.
 - 24 Crappy grade
 - 25 Male child
 - 26 Foliage
 - 28 Theme park attractions
 - 31 Amnesiac's question
 - 32 At an end
 - 33 Gentle touch
 - 34 Apt rhyme for "ignites"
 - 38 Main-colored cats
 - 40 Do another take
 - 41 Silverware pieces
 - 42 For each
 - 43 Like facts
 - 44 Comes in
 - 46 Target rival
 - 47 "Ally McBeal" actress
 - Thorne-Smith
 - 50 Spy org.
 - 51 Choose
 - 52 Draped garment
- DOWN**
- 1 Serene
 - 2 "Milk's favorite cookie"
 - 3 Periodic table's Pb
 - 4 Vienna's body of water
 - 5 Maguire of
 - 6 What we breathe
 - 7 _ of hand
 - 8 Straight, for short
 - 9 Gallery employee
 - 10 "Help me!"
 - 11 Gently scold
 - 12 Make mad, or cabbage
 - 21 The L in UCLA
 - 23 Pre-finals round
 - 27 After-dark "shoppportunity"
 - 28 Van Halen genre
 - 29 _ Drago (Rocky Balboa foe)
 - 30 Sandwich shop
 - 31 Used to be
 - 33 Kind of a drip?
 - 35 Wedding dance
 - 36 Guided trip
 - 37 Editor's "ignore this"
 - 39 Dollars and _
 - 40 High-__ image
 - 42 Get nosy about
 - 45 In a creepy way
 - 46 Rio automaker
 - 47 Retails for
 - 48 Sung stage drama
 - 49 Say out loud
 - 50 "The game of kings"
 - 54 Tomcat or tom turkey, e.g.
 - 55 "Do it or _!"
 - 56 Deceased
 - 58 Huge body of water
 - 60 Pro's opposite



For answers to the crossword, see page A3.

BURKE

Continued from page A1

because of the lack of a current and fierce headwinds.

"It was a wonderful trip," he said. "The scenery on the Missouri River was just spectacular, especially the upper river in Montana and North Dakota. I wouldn't trade the experience for anything, but I wouldn't recommend anybody do it in the late fall or winter."

These river trips — he also trekked down the Mississippi River in 2019 — are a change for Burke, who started his adventures after retiring as a lawyer at age 60. He has climbed the highest mountain on every continent, including Mt. Everest from the south approach at age 67 and from the more challenging north approach at age 72.

That same year, 2014, the government of Nepal named a mountain after him. Burke Khang ("Khang" means mountain) is 22,775 feet high.

"I'm healthy and strong and living life to my fullest," Burke said. "I'm doing what I want to do in my retirement. I feel like I've earned it. I didn't start any

of these extreme activities, like mountain climbing or river paddling, until my kids were grown."

His children don't always approve. Lisa Burke Giger lives close by in the Port Streets neighborhood of Newport Beach.

"Everything he does, he becomes the oldest person to accomplish that feat," she said, adding that the family sometimes lovingly calls him Mr. Magoo. "He definitely gets a rush out of it."

Giger posts her father's blog for him on his Eight Summits website. Still, she said she supports some of his endeavors more than others. She and Burke's other two daughters, Lori and Amy, joined him on part of his Camino de Santiago walk in Europe in 2022.

"I know he's toying with the idea of going back to Everest and being the oldest," she said. "I totally will not be supporting that, just for selfish reasons. I think that would be kind of reckless ... I'm done with that. He leaves, and we're just like, are we ever going to see him again?"

Burke would actually check in via text message often on his Missouri River



Don Leach

BILL BURKE'S "the purple hat" he received for recently paddling the Missouri River solo, a 2370 mile adventure.

expedition. He said the Missouri is more difficult than the Mississippi, but he was more experienced this time around, so that played to his favor.

As for his plans for 2024, he said he does want to go back to Mt. Everest one more time. A long road trip with his disabled grandson, Oliver, who he goes on bike rides with each Sunday, is another possibility, as well as riding the Trans-America trail on motorcycle.

Yuichiro Miura of Japan was 80 when he summited Mt. Everest in 2013, the oldest to do so.

"I long to go back," Burke said. "I love that mountain."

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SCHOOL

Continued from page A1

non-retail manufacturing, distribution and home delivery of cannabis products.

They further took issue with a proposal by officials from Vista Charter Public Schools to conduct the entirety of its on-campus offerings within the confines of the 37,455-square-foot building, claiming the lack of open space would be detrimental to students' health and well-being.

Council members Tuesday were to hear the matter as a de novo review rather than an appeal of the commission decision, meaning deliberations would not be based on the Nov. 27 meeting but from a fresh consideration of facts.

However, several panelists came to the same conclusions as their colleagues on the Planning Commission, despite assurances from Vista leaders about the community benefits the school would bring through a globally focused, hands-on STEAM curriculum and a partnership with Orange Coast College that would let high schoolers earn college credits.

"Our vision is to create a transformative high school

learning experience," Vista Charter Public Schools Supt. Don Wilson told the council. "We have always strived to work really well with our neighboring schools and districts."

That was a point Newport-Mesa Unified School District leaders took issue with.

Supt. Wes Smith has acknowledged that while the district received a basic form letter from Wilson in January 2022, indicating the countywide charter petition could impact NMUSD, Wilson personally assured him in an email two months later "we do not have any current or future plans to expand into your district."

In California, charters are considered public schools and, as such, are entitled to receive the same per-pupil funding as any other districts and may even be granted, through the state's Proposition 39, the right to operate from unused school district facilities.

Wilson informed the council Tuesday if the use permit were denied, Vista Meridian would have no choice but to take building space from NMUSD, as allowed under the law.

"A 'no' vote does not stop our charter from existing," he said. "However, not get-

ting our building will actually force us to use Prop. 39 and require us to locate in Newport-Mesa, a situation that will not be in the best interest of Newport-Mesa or Vista."

Smith reminded council members California law also requires charter operators to properly notify districts in cities where they wish to locate a school before a charter petition is granted. He said Vista leaders failed to do that.

"There's another legal interpretation, if that authorization wasn't properly given, that we're not obligated [to give up district space]," Smith said. "We welcome that conversation with them, and we look forward to it, if you deny this appeal."

NMUSD Assistant Supt. Jeff Trader said the district would be forced to forfeit approximately \$12,327 in local funds for every Newport-Mesa student who was to attend Vista Meridian each year — a figure that, according to Vista's attendance projections, could amount to an annual loss from \$2.9 million to \$3.9 million.

Costa Mesa Mayor John Stephens said he viewed

See **School**, page A3

HUNT

Continued from page A1

begun acting irrationally. His mother, Lisa, said she had been with him that day. She said he has diabetes, and he agreed with her that he should be checked out by doctors. He was transported to Huntington Beach Hospital on Beach Boulevard, where he was tested for drugs and alcohol. "But, then the nurse came," said Lisa Breneman, a retired registered nurse herself, "and she was drawing a sedative into a syringe in front of him and that's a trigger for a lot of patients. [Scott] looks at me and he goes, 'Mom, I'm not going to be sedated. I'm going to run,' and I turned to the security guard and said, 'He's going to run.' "But they didn't do any-

thing." A spokesperson for Huntington Beach Hospital was not immediately available for comment. Breneman left the facility, and the family doesn't know whether he remains in Huntington Beach, returned to Newport Beach or is elsewhere in Orange County. He was last seen in a green hospital gown with beige scrub pants and no shoes. Lisa Breneman said she noticed her son's erratic behavior beginning around Christmas, but she chalked it up to stress surrounding the holidays. She aimed to be a support for him and described him as an adult with no preexisting mental health issues, as far as she was aware. "He could've had signs, but they weren't identified," she said.

She and Breneman's friends have been searching every day since the episode and are collaborating with Cal Advocates for the Missing to amplify news of their search. The nonprofit's founder Brenda Condon said she lives in Corona del Mar and knows the local area well. When she heard of the Brenemans' story, she thought she could help connect the family with the organization's resources. "It's just horrible. I can't believe that that happened because he was on a 5150 [a police code which allows hospitals to temporarily and involuntarily hold an individual believed to be a harm to themselves or other people]," Condon said. "He should've been kept safe and not been able to leave like that. We're asking people to keep an eye out." A public notice of the



Courtesy of Lisa Breneman

SCOTT BRENEMAN, a Newport Beach man, went missing on Jan. 7. He was last seen at Huntington Beach Hospital wearing a green hospital gown with beige scrub pants.

search for Breneman posted Monday by the organization had been seen by around 137,000 people and shared by 2,000 of those viewers as of Wednesday, Condon said. She added she's received tips almost every day since posting it, including some regarding sightings of Breneman around Brookhurst Street and Adams Avenue. At least 50 people

have reached out, she said. Lisa Breneman said she has been looking around Newport Beach in places that she knows are familiar to her son and has put up fliers in the Back Bay, hopeful he may come home on his own. She's also been checking homeless shelters and food banks in addition to following up on tips that Condon receives. "I just want him to come home safely," she said. Any readers with information on Scott Breneman are being asked to call the Newport Beach Police Department at (949) 644-3681 or text leads to Condon at (858) 212-7503. The nonprofit is asking that people do not approach Breneman if they see him but to try to take a photo and note the cross streets for detectives.

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SCHOOL

Continued from page A2

land use decisions from a narrow lens, determining a project's compatibility with the surrounding area based on whether it creates an undue burden on neighbors. In this case, he said, a high school would not do that. He also sided with parents' right to choose to send their kids to an all-in-door charter school in a portion of the city where le-

gal marijuana processing and manufacturing is allowable, even if it cost NMUSD funding, saying in that regard charters are no different from private schools. "It's not about private school, charter school or public school," said Stephens, who acknowledged sending his kids to private school. "It's about parents making choices about where to send their kids, not the City Council." The majority of the council disagreed, voting 5-1 to

deny Vista the needed permit (Councilman Don Harper, in whose district Vista would be located, was absent). "I'm really thinking about the students and families in our community," Councilwoman Arlis Reynolds said ahead of the vote. "I look at this location and cannot find that compatibility for a high school in the middle of an office park with zero outdoor space." sara.cardine@latimes.com
Twitter: @SaraCardine

WATER

Continued from page A1

remaining, while Laguna Beach is 2-1 in league with three matches to go. The Sailors, ranked No. 5 in CIF Southern Section Division 1, had edged out wins in both of the teams' first two meetings, a league match last month as well as the fifth-place game of the Santa Barbara Tournament of Champions on Saturday. "It felt great," Carver said. "It felt really nice to win, just because we've been losing by one to a lot of teams. It was nice to finally win by one."



Don Leach | Staff Photographer

NEWPORT HARBOR'S Ryan Chalupnik (3) gets between Laguna defenders Emmy Hensley (3) and Ava Knepper (12) for a shot on goal.

Carver scored a team-high five goals, but it was her defense that led to the game-winning goal for No. 6-ranked Laguna Beach. She caused a ball-under in the middle of the pool in the second overtime period, then drew an exclusion on the Newport Harbor player. After swimming the ball down, Carver then fed Knepper for the goal with 43 seconds remaining. She laughed about causing the turnover after the match. "[Monday] at practice, I kept going for the steal," she said. "[Coach] Katie [Teets] was like, 'Don't go for the steal, those are such rare ball-under.' I don't know, I kind of went rogue and did it. Thankfully it worked."

assisted by senior Sophie Colladay, tied it up in the second overtime before the Breakers got the game-winner. "It's hard to beat a good team three times," Newport Harbor coach Ross Sinclair said. "We talked about that, it was going to take a lot of focus. Credit to them, they came out in survival mode. You could see them playing with desperation ... You could just sense it with the

way they were playing, and I thought we got comfortable once we went up. We've got to learn how to win these games." Laguna Beach plays at Los Alamitos on Thursday in a Surf League match, while Newport Harbor plays at No. 2-ranked Foothill on Saturday in a non-league match. matthew.szabo@latimes.com
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Daily Pilot

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CROSSWORD ANSWERS

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	6			3				
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MARKETPLACE

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Site Reliability Engineer III sought by UVNV Inc. D/B/A Ultra Mobile in Costa Mesa, CA to work closely w/ sr. mgmt w/ in the org to define strategy & roadmaps. Req: BS/foreign equiv + 4 yr. exp. OR MS/foreign equiv + 0 yr. exp. Salary: \$107,744/yr. to \$150,000/yr. Telecommuting Permitted. Resumes to: Rosa Corral, rosa@ultra.me, REF: CK-23.

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Bids Wanted

COSTA MESA SANITARY DISTRICT
ORANGE COUNTY, CALIFORNIA

NOTICE INVITING SEALED PROPOSALS (BIDS)

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

ADAMS AVENUE #138303 SEWER GRADE 5 URGENT REPAIR

Project No. 351

The project includes excavating and replacing approximately 4 feet of 10" VCP Sewer Main adjacent to a manhole on the North side of Adams Avenue, in Costa Mesa California. The City of Costa Mesa is planning on repaving Adams Avenue in April, 2024. **The construction on this project must be completed prior to March 30, 2024.**

The Engineer's Estimate for this project is: \$115,100.

Bids will be received by the Costa Mesa Sanitary District office at 290 Paularino Avenue, Costa Mesa, California until the hour of **10:00 a.m. on the Wednesday February 14, 2024**, at which time they will be opened publicly and read aloud in the Board Conference Room. Sealed proposals shall bear the title of the project and the name of the bidder. Any bid received after the scheduled bid opening time shown above will not be accepted and returned to the bidder unopened. It shall be the sole responsibility of the bidder to seal and deliver the bid proposal to the District office at or before the time specified in this notice provided. A set of the approved contract documents including plans and specifications may be obtained from the Costa Mesa Sanitary District Website:

https://www.cmsda.gov/news_publications/bid_opportunities.php

There is a mandatory pre-bid meeting at 11:00 a.m. on Wednesday January 31, 2024. The pre-bid meeting will be held at the CMSD Headquarters at 290 Paularino Avenue, Costa Mesa, 92626. Contractors are encouraged to visit the project site prior to the pre-bid meeting.

All questions regarding the project must be submitted by 5:00 PM Wednesday February 7, 2024. Questions must be submitted by email to:

DSaidi@RobHamers.com

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

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

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

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

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

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

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

Dated: 1/11/2024
BY ORDER OF THE BOARD OF DIRECTORS

MARKETPLACE

To place an ad, go to
<http://timescommunityadvertising.com/>

Legal Notices

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. CEG111542-BW
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), is/are: NONE
HN TEA IRVINE B LLC by HN TEA GROUP, 17595 Harvard Avenue, STE E, Irvine, CA 92614
Doing Business as: HNTEA IRVINE B
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE
The location in California of the Chief Executive Officer of the Seller(s) is: NONE
The name(s) and address of the Buyer(s) is/are: SPRING TEA LLC, 168 Chorus, Irvine, CA 92618
The assets being sold are described in general as: SELL MILK TEA and are located at: 17595 Harvard Avenue, STE E, Irvine, CA 92614-8546
The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 515 West Garvey Ave., Suite 118 Monterey Park, CA 91754 and the anticipated sale date is 02/05/24
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES/NO YES
The name and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 515 West Garvey Ave., Suite 118 Monterey Park, CA 91754 and the last date for filing claims shall be 02/02/24, which is the business day before the sale date specified above.
Dated: JANUARY 9, 2024
Buyer:
SPRING TEA LLC
By: S/ HUONG PHAM, MANAGER
1/18/24
CNS-3774306#
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. NB-L-10945-23
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: SKINTHETIX INC., 4501 MISSION BAY DR. #2A, SAN DIEGO, CA 92109
(3) The location in California of the chief executive officer of the Seller is:
(4) The names and business address of the Buyer(s) are: LUXEMI, LLC, 301 MARINE AVE. STE. B, NEWPORT BEACH, CA 92662
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 542 N EL CAMINO REAL #B, SAN CLEMENTE, CA 92672 AND 301 MARINE AVE. STE. B, NEWPORT BEACH, CA 92662
(6) The business name used by the seller(s) at said location is: SKINTHETIX
(7) The anticipated date of the bulk sale is FEBRUARY 6, 2024 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-10945-23, Escrow Officer: LISA EVANS
(8) Claims may be filed with Same as "7" above
(9) The last date for filing claims is: FEBRUARY 5, 2024.
(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
Dated: JULY 24, 2023
TRANSFEREES: LUXEMI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ORD-2081610-2 DAILY PILOT 1/18/24

BSC 224467
NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARA HOLLANDER aka MARY HOLLANDER
30-2023-01369069-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **MARA HOLLANDER aka MARY HOLLANDER**
A PETITION FOR PROBATE has been filed by **ALEXANDRA HOLLANDER** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **ALEXANDRA HOLLANDER** 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 **March 6, 2024 at 1:30 p.m. in Dept. CM05** located at 3390 HARBOR BLVD, COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner:
JAMES C. HARVEY, ESQ
LAW OFFICE OF JAMES C. HARVEY
17011 BEACH BLVD., STE 900
HUNTINGTON BEACH, CA 92647
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/4, 1/11 & 1/18/2024

Legal Notices

BSC 224456
NOTICE OF PETITION TO ADMINISTER ESTATE OF: Orell Harris Zaeske
30-2023-01369010-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Orell Harris Zaeske**.
A PETITION FOR PROBATE has been filed by **Laurel Zaeske** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **Laurel Zaeske** 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 **Feb 29, 2024 at 1:30 p.m. in Dept. CM06** located at: 3390 HARBOR BLVD, COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner:
Laurel Zaeske
IN PRO PER
4009 Marcus Avenue
Newport Beach, CA 92663
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 1/11, 1/12 & 1/18/2024

BSC 224476
NOTICE OF PETITION TO ADMINISTER ESTATE OF: JON MARTIN BRANDON
30-2022-01244588-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **JON MARTIN BRANDON**
A PETITION FOR PROBATE has been filed by **NICOLE MCDANIEL** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **NICOLE MCDANIEL** 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 **February 14, 2024 at 1:30 p.m. in Dept. CM05** located at 3390 HARBOR BLVD, COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner:
AMY L. GOSTANIAN, ESQ
GOSTANIAN LAW GROUP, PC
1201 DOVE STREET, STE 475
NEWPORT BEACH, CA 92660
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/4, 1/11 & 1/18/2024

Legal Notices

APN: 481-094-20 TS No: CA08000789-23-1 TO No: DEF-565920 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 12, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 7, 2024 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 15, 2005 as Instrument No. 2005000287418, of official records in the Office of the Recorder of Orange County, California, executed by HAMID R VAEZI, AND DIANE N KATO, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICA'S WHOLESALE LENDER as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 46 SILHOUETTE, IRVINE, CA 92603 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$2,701,989.93 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgage, 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 Xome - Premier at 800-758-8052 for information regarding the Trustee's Sale or visit the Internet Website address www.Xome.com for information regarding the sale of this property, using the file number assigned to this case, CA08000789-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA08000789-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 27, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000789-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Xome.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome - Premier at 800-758-8052 Order Number 98775, Pub Dates: 1/4/2024, 1/11/2024, 1/18/2024, DAILY PILOT



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APN: 931-144-08 TS No: CA3000019-23-1 TO No: 8786217 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 30, 2007. 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 March 11, 2024 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 9, 2007 as Instrument No. 200700428402, of official records in the Office of the Recorder of Orange County, California, executed by DIANE LOUISE CANOVA, TRUSTEE OF TRUST OF DIANE LOUISE CANOVA ESTABLISHED ON AUGUST 10, 1999, as Trustor(s), in favor of COUNTRYWIDE BANK, FSB as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit "A" Parcel 1: Unit 8, In The City Of Irvine, County Of Orange, State Of California, As Shown On That Certain Condominium Plan Recorded May 5, 1981 In Book 14045, Pages 1954 To 1999 Inclusive, Of Official Records Of Said Orange County, Parcel 2: An Undivided 1/31st Interest As A Tenant In Common In The Fee Interest In And To The Common Area Of Lot 1 Of Tract 9659 As Shown On A Map Filed In Book 477, Pages 39 And 40 Of Miscellaneous Maps, Records Of Said County As Such Term Is Defined In The Article Entitled "Definitions" Of The Declaration Of Covenants, Conditions And Restrictions Recorded In Book 12677, Page 252 Of Official Records And Any Amendments Or Supplements Thereto, Excepting Therefrom Parcel 3: Easements As Set Forth In The Sections Entitled "Certain Easements For Owners" And "Support, Settlement And Encroachment" Of The Article Entitled "Easements" Of The Above Declaration, Parcel 4: Easements As Such Easements Are Particularly Set Forth In The Article Entitled "Easements" Of The Master Declaration Of Covenants, Conditions And Restrictions Recorded In Book 11766 Page 420 Of Official Records Of Said County And Any Amendments And Supplements Thereto Under The Section Readings In Such Article Entitled As Follows: "Owners Rights And Duties, Utilities And Cable Television," "Support And Settlement," "Encroachment" And "Community Facilities Easement". 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: 11 ALDERGROVE, IRVINE, CA 92604 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,513,332.12 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgage, 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA3000019-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA3000019-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 8, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA3000019-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NP00445604 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/18/2024, 01/25/2024, 02/01/2024

Legal Notices

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **February 06, 2024:** Life Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
3190 Pullman St. Costa Mesa, CA 92626 (714)243-4094
12:00 PM
Shawn Swetnam
Azucena Martinez
Tami's Techs LLC
Vanessa Leo
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
1/18/24
CNS-3774390#
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. CEG111541-BW
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:
HNTEA Irvine LLC, 15366 Alton Parkway, Irvine, CA 92618-2362
Doing Business as: HNTEA Organic Tea House
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: None
The location in California of the Chief Executive Officer of the Seller(s) is: None
The name(s) and address of the Buyer(s) is/are: Spring Tea LLC, 168 Chorus, Irvine, CA 92618
The assets being sold are described in general as: Restaurant and are located at: 15366 Alton Parkway, Irvine, CA 92618-2362
The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 515 West Garvey Ave., Suite 118, Monterey Park, CA 91754 and the anticipated sale date is 02/05/24
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES
The name and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 515 West Garvey Ave., Suite 118, Monterey Park, CA 91754 and the last date for filing claims by any creditor shall be 02/02/24 which is the business day before the sale date specified above.
Dated: January 9, 2024
Buyer:
Spring Tea LLC
By: S/ Huong Pham, Manager
1/18/24
CNS-3774462#
DAILY PILOT

