# Daily Pilot

THURSDAY, NOVEMBER 9, 2023 /// dailypilot.com



# Festival returns to shine spotlight on conservation

BY ANDREW TURNER

With an environmentally conscious community as its backdrop, the Coast Film & Music Festival is set to show nearly 80 films in its fifth year in Laguna Beach.

The film festival brings the ideas of conservation and sustainability to the forefront, while also tapping into an appreciation for outdoor activities.

Laguna Beach residents Ben Warner and Enich Harris co-founded the festival, which debuted in 2019. As a reflection of its host community, Warner said they like to refer to the festival as a "green-carpet event."

While the festival had a kick-off event at Hobie Surf Shop on Wednesday night, Thursday marks the first full day of programming, beginning with the Coast Summit from 10 a.m. to 4 p.m. at the Forum Theater on the Festival of Arts grounds.

The summit is sponsored by A New Earth

See **Festival,** page A3





TOP: Special guests Jeremy Jones (Protect our Winters), Chad Nelson (Surfrider Foundation), festival co-founders Ben Warner and Enich Harris, and Timmy O'Neill, a professional rock climber, from left, talk about all things outdoors ahead of the Coast Film & Music Festival Wednesday evening at Hobies Surf Shop in Laguna Beach.

**MIDDLE:** Local artist Ben Young, left, and Coast Film Festival host Pat Parnell enjoy a chat on opening night.

**LEFT:** Guests take their seats for the film festival's openingnight screening, "Wild Life."

Photos by Don Leach Staff Photographer

# Zelinka resigns as city manager

Outgoing H.B. official, who had served in the role since June 2022, says he's leaving to care for his elderly mother.

#### **BY MATT SZABO**

Huntington Beach is looking for a new city manager for the second time in less than two years.

Al Zelinka has resigned from the post and retired from public service, city officials announced. His last day working for the city was Wednesday.

In closed session Tuesday night, the City Council unanimously approved Police Chief Eric Parra as the interim city manager. Parra also will continue serving as police chief.

Zelinka had been Huntington Beach's city manager since June 2022. He came to the position from Riverside, where he had the same role for four years.

He said in a statement Wednesday that he has resigned so he could take better care of his elderly mother.

"My decision to retire is based upon considerations culminating with a significant and challenging personal issue: caregiving of my elderly mother," Zelinka said. "This is requiring more time, at-

See **Zelinka,** page A4

# Chevron agrees to settle on oil leak

The company worked with the county to clean up Talbert Channel, but both parties decline to take blame for the leak.

#### BY SARA CARDINE

Chevron will pay Orange County \$1.25 million for removing gallons of oil that leaked from a ruptured pipeline into the Talbert Channel in Huntington Beach last year, according to a settlement agreement reached Tuesday.

A contractor crew working for the county's Department of Public Works was enhancing the channel's flood control capacity on Oct. 6, 2022, when a worker drove a segment of sheet piling into an abandoned pipeline near Indianapolis Avenue.

Oil soon after began bubbling up into the waters of the channel, prompting immediate contain-

See **Leak,** page A3

# Woman's body found in trunk of car in H.B.; Arizona man arrested

Police say 54-year-old Christi Lynn Romero's death is 'suspicious.' An estranged boyfriend, 34, was booked on murder.

#### BY CITY NEWS SERVICE

An Arizona man was arrested on suspicion of murder in the death of his estranged girlfriend, whose body was found in the trunk of a car parked outside his parents' home in Huntington Beach, police said Tuesday.

Officers were sent to the 17000 block of Friml Lane about 5:15 p.m. Monday after receiving reports of a family disturbance at the residence, according to the Huntington Beach Police De-

partment.

"Upon arrival, patrol officers contacted the involved parties and secured the location," police said in a statement. "During the initial investigation, officers located a deceased adult female. She had passed away under suspicious circumstances."

Detectives from the Crimes Against Persons Unit were sent to the scene, police said.

"The Orange County district attorney's office and the Orange County Sheriff's Department-Coroner Division and Crime Lab also responded to assist," police said. "Based on interviews and evidence located at the scene, 34-year-old Richard Paul Rodri-

See **Body,** page A4

## Love Our Schools Day sees close to 400 volunteers in Newport-Mesa



Courtesy of Trellis International

**COMMUNITY MEMBERS** volunteered on Saturday to help repaint a map of the United States on the blacktop of California Elementary.

#### BY LILLY NGUYEN

On a day when campuses are typically quiet, hundreds of volunteers — students, families and community members — descended on sites throughout the Newport-Mesa Unified School District Saturday to offer a hand on over 40 projects at 17 different schools as part of Love Our Schools Day.

Terrilee Stevenson, education initiative director for Love Costa Mesa, said the first Love Our Schools Day drew nearly 400 volunteers, dozens of more people than had signed up online beforehand to appear.

"Never before have we ever had families come out in the numbers they did [this weekend] to work

See **Schools,** page A3

**MONTOYA** 

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11/12 WISHBONE ASH

11/15 LEONID & FRIENDS (CHICAGO TRIBUTE) 11/16 LEONID & FRIENDS (CHICAGO TRIBUTE)

**11/17 FOGHAT** 

**DUBLINER**\$

11/18 ABBAFAB (ABBA TRIBUTE)

11/19 COCO MONTOYA

11/22 QRST (QUEEN/RUSH/STYX TRIBUTE)

11/24 JUMPING JACK FLASH (STONES TRIBUTE)

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11/30 THE MUSICAL BOX - SELLING ENGLAND BY THE POUND

12/1 THE MUSICAL BOX

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LEE ROCKER OF THE STRAY CATS

**GENE LOVES JEZEBEL /** 12/8

**BOW WOW WOW** 12/9 **CASH'D OUT** 

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**12/15 BERLIN** 

12/16 GARY HOEY'S

ROCKIN HOLIDAY SHOW

12/21 THE CHAIRMAN & THE BOARD

(THE RAT PACK TRIBUTE)

12/22 AMBROSIA

A VERY SPECIAL HOLIDAY SHOW

12/23 FLOCK OF SEAGULLS

12/28 L.A. GUNS

12/29 DONAVON FRANKENREITER / GOODNIGHT, TEXAS



LEE ROCKER







FRI, DEC 8 FRI, DEC 15 **GENE LOVES** BERLIN

SAT, DEC 16 GARY

12/30 DONAVON FRANKENREITER / GOODNIGHT, TEXAS

12/31 LOS LOBOS New Year's Eve! QUEEN NATION (QUEEN TRIBUTE)

QUEEN NATION (QUEEN TRIBUTE) 1/6

**BOBBY GRAY** 1/7 **CANNED HEAT** 1/11

**TOMMY CASTRO** 1/12

WILD CHILD (THE DOORS TRIBUTE) CUBENSIS (GRATEFUL DEAD TRIBUTE) 1/14

MARC COHN 1/19

MARC COHN 1/20

1/21 **BIG MOUNTAIN** 1/26

PETTY BREAKERS (Tom Petty Tribute) 2/3

GLENN HUGHES DEEP PURPLE SET

- 50TH ANNIVERSARY OF BURN **RICKIE LEE JONES** 2/6

FAST TIMES (80s Concert Experience) 2/9

JOURNEY USA (JOURNEY TRIBUTE) 2/10 2/14 **OTTMAR LIEBERT & LUNA NEGRA** 

THE MOTELS 2/17

**SHAWN PHILLIPS** 2/22

2/24 **DADA** 

G. LOVE & SPECIAL SAUCE 3/1

THE BODEANS 3/7

**REVEREND HORTON HEAT** 

3/13

**COLIN JAMES** 3/14

**ULI JON ROTH** 4/5

- Interstellar Sky Guitar Tour 4/6

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LOS LOBOS

#### By Jacqueline E. Mathews

**THE DAILY** COMMUTER **PUZZLE** 

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#### **SUDOKU**

By the Mepham Group

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

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

#### For answers to the crossword and Sudoku puzzles, see page A4.

#### DOWN 1 Cool season 2 Loyalty 3 Actress Susan 4 William Tell, for one

5 Tempts 6 Overly proper 7 Loathe

8 Muhammad

9 Mourn 10 Level a building 11 \_ tea 12 Pharmacy pickups 13 Chinese

18 Blood problems 20 "A Grows in Brooklyn"

chairman

23 Probability 24 Hammerer's target 25 Nap

26 Steer clear of

27 Regulations 28 Impasse

29 Latin American dance 31 \_ on; trample

32 Show-off 34 Lowly laborer

36 Truck scale divisions 37 Go under

39 Rental contract 40 Wedding ring 42 Unreliable

people 43 Comfy shoe 45 Money, slangily

46 NO followers 47 Waikiki feast 48 Deserve

49 Teacup's edge 50 Came up 52 Hugger's needs

53 Bradley & **Begley** 55 Daddies 56 Mayberry resident

Tribune Media Services

## Avila's El Ranchito in H.B. closed due to early morning kitchen fire

#### **BY SARA CARDINE**

Avila's El Ranchito Mexican restaurant in Huntington Beach is temporarily closed after a kitchen fire broke out early Wednesday, damaging the Main Street structure and sending smoke into the adiacent Rockin' Fig surf shop,

city officials reported. Jennifer Carey, the city's public affairs manager, said the building was yellow-tagged by building inspectors as proprietors of the business waited on county health officials to

inspect the property. She confirmed Huntington Beach Fire Department got a call at 5:50 a.m. regarding a fire at the popular downtown restaurant that appears to have started in the facility's kitchen.

Firefighters soon after arrived on scene and were assisted by units from Costa Mesa and Fountain Valley in extinguishing the two-alarm fire.

"They were able to knock it down pretty quickly, so the damage was limited," Carey said. "As of now, the building is yellow tagged. They're waiting for the Orange County Health Department to come in and check out the kitchen."

Unlike a red tag which prohibits entry into a structure due to its potential instability — a yellow-tag closure following a fire allows for limited entry but precludes a business from remaining open to the public while the integrity of the building is being evaluated.

On Wednesday afternoon an employee who answered the phone at El Ranchito confirmed the



Don Leach | Staff Photographer

A TWO-ALARM fire began in the kitchen of Avila's El Ranchito early Wednesday morning in Huntington Beach.

business was closed and said the restaurant manager was tied up on phone calls and not immediately available for an interview.

Located in a strip mall on the 300 block of Main Street, El Ranchito has since 1999 occupied a storefront situated between Makin' Waves hair salon and Rockin' Fig Surf Headquarters, the latter of which reportedly suffered from smoke and water damage.

Susie Smith-Coelho, the owner of Makin' Waves, said she was awoken by news of the fire, the first to have happened in her 27 years of occupancy at the

"Someone started calling me at about 10 minutes after 6 a.m. I came racing down and they had already broken down the door," she said by phone as her door was in the

process of being replaced. The salon owner said the damage would have been much worse had

someone from the nearby Sugar Shack Cafe not been setting up outdoor chairs and tables when the blaze broke out.

"He smelled smoke and called 911," she added. "If that didn't happen the way it did, our whole block would have burned. If it had happened at 3 a.m., no one would have called. We're extremely grateful."

Next door, the scene at El Ranchito was much worse, according to Smith-Coelho. The kitchen had completely burned and appeared melted, but the dining room was largely unscathed. Fortunately, no one was at the restaurant

when the fire started. "It is really sad for El Ranchito, for the owners and all the employees who may be displaced through the holidays. But they'll rebuild," she said. "It could have been so much

sara.cardine@latimes.com Twitter: @SaraCardine

worse."

# Court orders stay in state lawsuit against H.B.



File Photo

**HUNTINGTON BEACH** City Atty. Michael Gates, center, speaks at a press conference at City Hall in March to announce the filing of a federal housing lawsuit.

#### BY MATT SZABO

Huntington Beach city officials earned a victory in the continued housing battle with Sacramento after a Superior Court judge's ruling last week.

San Diego Superior Court Judge Katherine Bacal ruled Thursday that California's lawsuit against Huntington Beach for violating state housing law must be stayed until a related federal lawsuit against the state filed by City Atty. Michael Gates is decided.

This means that in the meantime, the state cannot levy any penalties against Huntington Beach related to a non-compliant housing element, Gates said.

"It's a pretty big deal," he said. "It sort of operates as the temporary restraining order that we sought in federal court."

Back in March, California

Atty. Gen. Rob Bonta and the Department of Housing and Community Development filed suit against Surf City for not accepting new applications for accessory dwelling units. A month later, that suit was amended after the City Council's conservative majority voted against approving a state-compliant draft housing element.

The plan would have zoned for the required 13,368 units during the cur-

rent Regional Housing Needs Allocation cycle, which runs until 2029.

"California is in the midst of a housing crisis, and time and time again, Huntington Beach has demonstrated they are part of the problem by defiantly refusing every opportunity to provide essential housing for its own residents," Bonta said in a statement at the time.

The state's lawsuit against the city has now been put on hold, however, pending a federal lawsuit filed by the city the same week as Bonta's original lawsuit. In it, Gates argues that state housing laws violate Huntington Beach's rights, particularly as a

charter city, to zone property.

That federal lawsuit remains pending. The state had filed a motion on June

22 to dismiss it.
"We're still waiting for the court to weigh in," Gates

In a statement, Huntington Beach Mayor Tony Strickland praised last week's Superior Court decision.

"I am pleased the court is supporting and defending our city's rights," Strickland said. "This is a fundamental fight that we will continue to fight."

matthew.szabo@latimes.com Twitter: @mjszabo

#### **AROUND TOWN**



Courtesy of the city of Costa Mesa

**THE INAUGURAL CLASS** of the California Fire Chiefs Hall of Fame 2023. Costa Mesa Fire Chief Dan Stefano was inducted as part of the class.

### Costa Mesa fire chief inducted into inaugural class of hall of fame

Costa Mesa Fire Chief Dan Stefano was recently inducted into the inaugural class of the California Fire Chiefs Hall of Fame. The California Fire Chiefs Assn. recently established the honor to recognize the lifelong contributions and achievements of fire chiefs who have gone above and beyond in the line of service.

"Fire Chief Dan Stefano is a blessing to the city of Costa Mesa," Mayor John Stephens said in a statement. "He has served our community with distinction as our fire chief for over 10 years. During that time, he has developed a department that is second to none. Chief Stefano is a role model, not just in the Fire and Rescue Department, but throughout the city staff. He is definitely a first-ballot Hall of Famer who well deserves this prestigious honor."

## The RealReal and Lisa Maree Holiday store plans upcoming holiday event

The RealReal and the Lisa Maree store in Laguna Beach will host a "Sip, Shop, and Consign Holiday Event" on Nov. 16 from 4 to 7 p.m., when people will be able to enjoy holiday drinks and food and benefit from 20% off of a Lisa Maree purchase. Shoppers interested in bringing designer pieces to sell on RealReal will receive special credit for consigning.

## Estancia High drama department to perform 'Flowers for Algernon'

The Estancia High School drama department announced it will perform "Flowers for Algernon," based on the novel by Daniel Keyes and reenvisioned on the stage by David Rogers. The play will be performed at the campus' Barbara Van Holt Theater from Nov. 16 through Nov. 18, with shows starting at 7 p.m.

Tickets are available online at *estanciadrama.com* and at the door. Student tickets are \$10 and general admission is \$15.

— From staff reports

#### **FESTIVAL**

Continued from page A1

Project and is bringing athletes, environmentalists and filmmakers together to discuss the issue of environmental stewardship.

Don Meek, managing director of A New Earth Project, said discussion to have a sustainability symposium with Warner and Harris began last year. A New Earth Project is the sustainability initiative of Atlantic Packaging, a privately owned packaging company that has been around for 77 years.

"There's a big push to how Laguna is the most water-wise city in America," Meek said. "We want to push to make Laguna the most waste-wise city [anywhere]. I think there's a lot of really cool things that are coming together in this area, and this problem of packaging waste and packaging pollution is actually one of the global crises that we can actually solve. It's a solvable problem, and we're very excited about being part of that."

As the festival has made more of a name for itself, more filmmakers have sought a spot to screen their film. The growth is allowing the organizers to bring more people together.

"It being our fifth year, we're really amplifying our efforts in several different ways," Warner said. "I'd say the summit is the best example of that, where we've had these incredible speakers and change-makers come to Laguna each year for the last four years, and we realized that the opportunity truly is when they're all in the same room together and meeting each other, often for the first time, and then sharing stories, the experiences, and ultimately ig-



Don Leach | Staff Photographer

**FESTIVAL CO-FOUNDERS** Enich Harris, left, and Ben Warner greet the audience on opening night of the Coast Film Festival at Hobies Surf Shop in Laguna Beach.

niting some positive reaction from that."

The musical entertainment will include Matt Costa and the band Cayucas. The artists, who recently toured together, will perform on Friday after-

Locals will also enjoy a performance by Laguna Beach-based jam band the Great North Special on Thursday. Common Sense, a surf reggae band with roots in Laguna Beach, will play on Sunday.

Greg MacGillivray, an accomplished filmmaker in the realm of iMax, will offer a director's cut preview of his upcoming production, "Cities of the Future," on Sunday afternoon. The film looks into how civil engineers could shape smart cities down the line, from the use of renewable energy to their

modes of transportation.

The screening will provide the audience with a chance to provide feedback and influence the final product. MacGillivray said he has solicited input on his work from his first

days in the industry. His earliest critics were his friends and family, he noted.

"You can get a lot because you want to make an entertaining film," MacGillivray said of involving the public in the process. "You don't want to be confusing. Sometimes, you rush through a sequence too fast, and it's confusing to the audience. You have to set it up better.

"You will either try to strengthen the scene in a different way or delete it, and you can build on your strengths then and reduce your weaknesses.

"Trilogy: New Wave," for which Harris served as producer, will be shown for the first time on Thursday night. The surfing documentary follows the travels of three elite surfers — Griffin Colapinto, Ethan Ewing and Seth Moniz — in their search to ride waves without worrying about rankings.

Harris worked on the original "Trilogy," which came out in 2007, with re-

nowned surfing filmmaker Taylor Steele. That version highlighted the wave-riding escapades of Taj Burrow, Andy Irons and Joel Parkinson. Harris called working on the sequel a "passion project," and he also noted that Colapinto provides a local protagonist as a San Clemente resident.

"It's a very progressive new surf film," Harris said. "That formula, with the way [of] streaming today, doesn't exist. You don't anticipate films anymore. The way of filming and the way things happen these days, you film it and you see it 30 minutes or an hour later.

"It's really good to have a surf film again that we've held back and done over two or three years, build up that anticipation to see a film on the big screen."

Single-day admission, four-day festival passes and tickets for the Coast Summit are being sold at coastfilmfestival.com.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

#### LEAK

Continued from page A1

ment efforts. A unified command response comprising county staff, Chevron representatives and state and local agencies worked to prevent impacts to the Talbert Marsh downstream.

Approximately 60 gallons of pollutants were ultimately recovered from the Talbert Channel, according to the agreement.

Although the collaboration — coming one year after a ruptured underwater pipeline spilled 25,000 gallons of oil into the waters off Huntington Beach — was swift and effective, a dispute later arose in which Orange County and



California Department of Fish & Wildlife

**A LIGHT SHEEN** of oil can be seen gathering at a floating boom placed in the Talbert Channel in October 2022, after oil leaked from an abandoned pipeline.

Chevron each alleged the leakage was the result of negligence on behalf of the other party.

County officials claimed the oil company, which has owned the pipeline since the 1940s, failed to properly purge its contents when it was abandoned in the '60s and was unable to provide record of its existence after the leakage occurred.

Chevron contended the county, which cut and capped the pipe in 1997, should have removed any remaining oil inside the infrastructure upon discovery.

As part of the settlement, Chevron has 30 days from the document's Tuesday signoff to procure the required \$1.25 million. Both parties have agreed to release one another from any future claims or causes of legal action.

The document, however, does not exempt Chevron from taking future legal actions against the construction crew hired by the county or any other entities

related to the incident.

The county is similarly capable of seeking further legal action against other parties, County Counsel Leon Page said Tuesday, reporting from a closed session meeting of the Orange County Board of Supervi-

"The county reserves its right to proceed against other parties in connection with this spill and will continue to vigorously enforce reimbursement rights under federal and state environmental laws for the protection of all resident taxpayers," Page reported.

The document also specifies that neither party, in signing the settlement, is accepting blame for the incident.

"The county a

Chevron have categorically and specifically denied and continue to deny any liability or wrongdoing of any kind associated with the dispute and/or the spill," it

Fifth District Supervisor Katrina Foley, who advocated for taking legal action against Chevron if representatives failed to reach an agreement, lauded the

news.

"The \$1.25-million settlement will reimburse the taxpayers for the Talbert Flood Channel oil leak," Foley said in a statement Tuesday. "This settlement reflects Chevron taking responsibility for the abandoned pipeline."

sara.cardine@latimes.com Twitter: @SaraCardine

#### SCHOOLS

Continued from page A1

on their schools with their communities," Stevenson said. "I feel like [in] our heart is that schools are the intersection of everything in our community. These students are the future for our city. We want to bring the support of the community around our schools so that students, staff and families know that they are not in this alone and that their com-

munity cares for them.
"Honestly, we are looking at this Love our
Schools day as a catalytic
event. Not a [single] day

where we serve our schools, but a launching pad to be able to give the community opportunities to serve the school throughout the year — not just facility projects, but to strategically help the goals that schools have."

Projects were chosen by principals at various campuses and Stevenson, who was with the district for 13 years prior to her current role, said she often walked campuses with principals to help envision what

those projects could be.
Work included the repainting of benches at
Adams Elementary and the
painting of a U.S. map on
the playground of Cali-

fornia Elementary. School gardens were weeded or cleared out for students at a number of campuses, and cleanups were organized across schools in Newport Beach and Costa Mesa. As part of the event, volunteers were treated to a lunch at Vanguard University in the afternoon.

"Love Our Schools Day is about building relationships between our school sites and our community," said Christy Flores, NMUSD's director of engagement, partnerships and expanded learning in a statement about the event.

lilly.nguyen@latimes.com Twitter: @lillibirds



Courtesy of Trellis International

**FAMILIES, STUDENTS** and volunteers at California Elementary School pose for a photo after volunteering on Saturday as part of Love Our Schools Day.

AL**ZELINKA** had been Huntington Beach city manager since June 2022 and previously held the same position in Riverside.

Carhone



**ZELINKA** Continued from page A1

tention and work schedule flexibility than possible while concurrently rendering professional services to city of Huntington the

"I am grateful for my time serving the City Council and the H.B. community, as well as proud of the many accomplishments realized and the important work underway by the topnotch city staff. I have full confidence in the OneHB Team and am proud of its dedication to the promise and potential of Huntington Beach. I look forward to many good things for the H.B. community."

Zelinka did not return a message seeking further comment. Parra declined an interview request, given that it is an interim position, city public affairs manager Jennifer Carey

said Wednesday.

Huntington Beach hired Zelinka following the November 2021 resignation of former City Manager Oliver Chi, who now holds that position in Irvine. Chi himself had been on the job for just more than two years.

Parra, a 30-year native of Huntington Beach, has been Surf City's police chief since late 2021. He also served as Alhambra chief of police and a division chief with the Los Angeles County Sheriff's Department as part of more than 35 years of law enforcement experience.

Parra holds a bachelor's degree from Long Beach State in criminal justice, and also earned his juris doctor from Western State University College of Law. He is licensed by the State Bar of California.

"During his time with the city, Chief Parra has proven

to be an exceptional leader and I am thrilled he is willing to take over as city manager," Huntington Beach Mayor Tony Strickland said in a statement. "I trust he will do a great job for this city that he also calls home. The residents of Huntington Beach will greatly benefit from his direction and contributions in this new role.'

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Zelinka's departure continues a string of city leaders who have left Hunting-Beach in recent months.

The public works director, community and library services director, community development director, administrative services director, chief financial officer and now city manager have all left in the calendar year

matthew.szabo@latimes.com Twitter: @mjszabo

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Chapman, Orange CA Amount of unpaid balance

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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 website www.elitepostandpub.com, using

the file number assigned to this case 2023-00069.

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

information is to attend the scheduled sale. NOTICE

TO TENANTS: 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 website www.elitepostandpub.com,

using the file number assigned to this case 2023-

00069 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: 10/30/2023 Sokolof Remtulla2601 Main Street

Suite 1300lrvine, CA 92614Sale Line: 866-266-7512

Kassidy O'Neal, Foreclosure Specialist EPP 38538

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Instrument No. 2019000458893 in book --, page

**Legal Notices Legal Notices** T.S. No. 23-65566 APN: 932-070-38 **NOTICE OF** TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/1/2006. 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: Noe Cabrera and Rosa M. Cabrera, Husband and Wife as Joint Tenants Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 9/8/2006, as Instrument 2006000603213, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 2009000397693 and recorded on 7/24/2009; and further modified by Loan Modification Agreement recorded as Instrument 2018000147800 and recorded on 4/25/2018; and further modified by Loan Modification Agreement recorded as Instrument 2022000135742 and recorded on 4/8/2022, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 11/29/2023 at 3:00 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: \$332,090.60 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: 1624 IOWA STREET #B Costa Mesa, California 92626 Described as follows: As more fully described on said Deed of Trust A.P.N #.: 932-070-38 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 Internet www.elitepostandpub.com, using the file number assigned to this case 23-65566. 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 website www.elitepostandpub.com, using the file number assigned to this case 23-65566 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: 11/1/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 Busby, 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 bankruptcy, this notice is for informational

purposes only and does not constitute a demand for

payment or any attempt to collect such obligation.

EPP 38556 Pub Dates 11/09, 11/16, 11/23/2023

#### Legal Notices

**Legal Notices** 

Beach.

**Legal Notices Legal Notices** TS No: CA08000723-23-1 APN: 422-332-02 TO No: 230287395-CA-VOI 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 TO Irustor(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 July 11, 2019. 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 November 27, 2023 at 01:30 PM. Act to North Foot contracts for the Country CONTACT A LAWYER. On November 27, 2023 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 12, 2019 as Instrument No. 2019000249864, of official records in the Office of the Recorder of Orange County, California, executed by ALLEN QUERIDO, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CROSSCOUNTRY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CROSSCOUNTRY MORTGAGE, INC. 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: 1157 GLENEAGLES TER, COSTA MESA, CA 92627 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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 \$1,536,930.75 (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 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 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 present of the property. You can be considered to the property of the pr title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by 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 Nationwide Posting & Publication at 916-939.0772 for information regarding the Trustee's Sale or visit the Internet Website Publication at 916.939.07/2 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, CA08000723-23-1. 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. 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 CA08000723-23-1 to find the date on which the trustee's sale was held the arount of the last and bighest his and the the file number assigned to this case CA08000723-23-10 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 receives it no more than 45 days after 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: October 16, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000723-23-1 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 NPP0441985 To: ORANGE COAST DAILY PILOT 10/26/2023, 11/02/2023, 11/09/2023

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Continued from page A1

guez of Holbrook, Ariz., was arrested and booked on one count of PC 187(a) Murder."

The woman was identified as 54-year-old Christi Lynn Romero. Police in Holbrook had issued a bulletin on Monday about Romero going missing, and identifying Rodriguez - her estranged boyfriend — as a suspect in the case. Police said they went to Romero's home Monday morning, but she and her car were both missing. Holbrook police said Romero and Rodriguez had lived together, but he was removed from the home when Romero obtained a protective order against him last week.

The bulletin from Holbrook police included a photo of Romero's red, twodoor sedan, a 1995 Plym-

outh Neon, that was believed to have been stolen by Rodriguez. The photo appears to match the sedan in which the body was found in Huntington Beach.

"It is believed that Richard Rodriguez may have forced his way into Christi's residence and forced her to leave," the bulletin stated. "Christi did have a 9mm pistol which is unaccounted for and is believed to be in Richard's possession.

Holbrook police confirmed that Rodriguez drove to his parents' house in Huntington Beach, and police were called.

Anyone with information on the case was urged to call Det. S. McCollom at (714) 960-8848. Tipsters may also call O.C. Crime Stoppers at (855) TIP-OCCS.

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## Daily Pilot

A Times Community News publication.

#### **CONTACT US**

**Carol Cormaci Executive Editor** carol.cormaci@latimes.com

**Beth Raff** 

Reporters: Sara Cardine, Costa Mesa

lilly.nguyen@latimes.com

**Andrew Turner**, Laguna

Sarah Mosqueda, TimesOC sarah.mosqueda @latimes.com

**Beach and Sports** 

andrew.turner@latimes.com

Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

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BSC 223894 NOTICE OF PETITION

TO ADMINISTER ESTATE OF: DAVID JOE MURO aka DAVID J. MURO aka DAVID MURO aka DAVID JOE MURO, SR. aka DAVID J. MURO, SR.

#### 30-2023-01344812-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: DAVID JOE MURO aka DAVID J. MURO aka DAVID MURO aka DAVID JOE MURO, SR. aka DAVID J.

A PETITION FOR PROBATE has been filed by ANTHONY RYAN MURO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ANTHONY RYAN MURO be appointed as personal representative to administer the estate of the

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 15, 2024 at 1:30 p.m. in Dept. CM6 located at 3390 HARBOR BLVD, COSTA MESA,

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

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: LAURA N. ZOLNEKOFF, ESQ VELASCO LAW GROUP, APC 333 W. BROADWAY, STE 100 LONG BEACH, CA 90802 Published in the ORANGE COAST DAILY PILOT on: 11/2, 11/3, & 11/9/2023

#### BSC 224196 **NOTICE OF PETITION** STEVEN D. COOPER

30-2023-01358587-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: STEVEN

A PETITION FOR PROBATE has been filed by DAVID M. COOPER in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that DAVID M. COOPER be appointed as personal representative to administer the estate of the

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 persona 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 Jan 17, 2024 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BVLD.

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

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: ROBERT J. LAMM, ESO. **CUMMINS & WHITE, LLP** 2424 S.E. BRISTOL ST., STE 300 NEWPORT BEACH, CA 92660 Published in the HI HUNTINGTON INDEPENDENT on: 11/9, 11/16 & 11/23/2023 **Legal Notices** 

**Legal Notices** 

BSC 224182 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Paul Allen DeGeorge,

aka Paul A. DeGeorge, aka Paul DeGeorge 30-2022-01292046-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: **Paul** Allen DeGeorge, aka Paul A. DeGeorge, aka Paul

A PETITION FOR PROBATE has been filed by **Heather J. DeGeorge** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **Heather J. DeGeorge** be appointed as personal representative to administer the estate of the

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

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 Jan 11, 2024 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. 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

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

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: SHANNON C. PAPAZIS, ESQ & DUSTIN D. SICHON, ESQ FERRUZZO & FERRUZZO, LLP 3737 BIRCH STREET, STE 400 NEWPORT BEACH, CA 92660
Published in the ORANGE COAST DAILY PILOT on:

#### BSC 224186 TO ADMINISTER ESTATE OF: **DALE KAY LARSEN**

30-2023-01358061-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: DALE

KAY LARSEN. A PETITION FOR PROBATE has been filed by Jon C. Larsen in the Superior Court of California

County of ORANGE. THE PETITION FOR PROBATE requests that Jon C. Larsen 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 Jan 11, 2024 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD.

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

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

 $\textbf{IF YOU ARE A CREDITOR} \ \text{or contingent creditor of} \\$ 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

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: KEVIN L. VANDENBROEKE, ESQ LARSEN & RISLEY 3200 PARK CENTER DR., STE 720 COSTA MESA, CA 92626 HUNTINGTON INDEPENDENT on: 11/9, 11/16 & 11/23/2023

In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on November 16, 2023. Property to he sold as follows: Miscellaneous household goods. personal items, furniture, clothing, and/or business items/fixtures belonging to the following.

**Advertisement of Public Sale** 

Legal Notices

TENANT NAME SPACE NUMBER Lee Ann West 1045 June Licata Evans 1228 Lee Ann West 2041 Joseph Haneline 2106 Winnie La Treece Alfred 2191 Elham Alavi 3175

Evelyn Boggiano 3278 Joanne Munson 3390 Fei Weng 3589

June Licata Evans 3209

Tracy Mclellan 3607 Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this November 2, 2023, and November 9, 2023. Auction Listed on storagetreasures.com. Final bid at 12:00 noon

CNS-3752347# **DAILY PILOT** 

#### LEGAL NOTICE **Notice of Application for** Formation of a Bank Holding Company

PCB Financial, Inc., Costa Mesa, California, intends to apply to the Federal Reserve Board for permission to form a bank holding company with respect to Northern California Bancorp, Inc., Monterey, California. We intend to acquire control of Northern California Bancorp, Inc., Monterey, California, and its wholly owned bank subsidiary, Monterey County Bank, Monterey, California. The Federal Reserve considers a number of factors in deciding whether to approve the application, including the record of performance of the bank we intend to own in helping to meet local credit needs.

You are invited to submit comments in writing on this application to the Federal Reserve Bank of San Francisco, P.O. Box 7702, San Francisco, CA 94120-

 $\underline{sf.fisc.comments.applications@sf.frb.org}.$ comment period will not end before December 9, 2023 and may be somewhat longer. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing protested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the application, contact Joseph Cuenco, Assistant Vice President, Formations + Transactions and Enforcement, 415-974-2094. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing by the Reserve Bank on or before the last day of the comment period.

#### BSC 224139 NOTICE OF PETITION TO ADMINISTER ESTATE OF: **ERIC LAWRENCE HINNENKAMP** 30-2023-01317719-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: **ERIC** LAWRENCE HINNENKAMP.

A PETITION FOR PROBATE has been filed by **DEBORAH J. SUDERNO** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBA

**DEBORAH J. SUDERNO** be appointed as personal representative to administer the estate of the

THE PETITION requests authority to administer the 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 Jan 03, 2024 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BVLD 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 (<u>occourts.org</u>) 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

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

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:

AMY E. MARTINEZ, ESO. MUSCARELLA & ASSOCIATES, APC 16300 BAKE PARKWAY, FIRST FLOOR IRVINE, CA 92618 Published in the HUNTINGTON INDEPENDENT on: 11/2, 11/9 & 11/16/2023

FRED G. MUSCARELLA, ESQ. /

**Legal Notices** 

**Legal Notices** NOTICE OF PUBLIC SALE: Self-storage Cube

contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on November 28, 2:00P.M. approx. www.storagetreasures.com: Josh Corona, Allan Delacruz, Kevin Gomez

11/9, 11/16/23 CNS-3753460# **DAILY PILOT** 

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on November 15, approx.

www.storagetreasures.com: Jay Klester

11/2, 11/9/23 CNS-3752788# **DAILY PILOT** 

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on November 28, 2023;

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

3190 Pullman St. Costa Mesa, CA 92626 (714)243-4094 12:00 PM

Aaron Murray

Bedframe, Dresser, Dolly, Beanbag, TV Mount, Skateboards Jesus Flores

Speakers, Shelves, Coffee Table, Fishing Materials Vacuum, Tools, TV, Golf Clubs, Boxes, Speaker

The auction will be listed and advertised on www.storagetreasures.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 11/9, 11/16/23

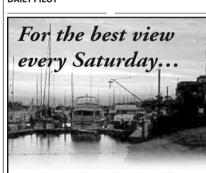
CNS-3755109# DAILY PILOT

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on December 6th, 2023;Extra Space 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:

2950 Bear St Costa Mesa CA, 92626 949-415-5680 12:00 PM

Boxes, totes, chairs, pallets, CD's, household items The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order 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.

11/9, 11/16/23 CNS-3754567#



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#### LEGAL NOTICE NOTICE OF PUBLIC HEARING

Design Review Board / Board of Adjustment

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach. CA In-rerson: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651 Virtual Zoom Link DRB: https://lagunabeachcity.zoom.us/j/6967550268 2pwd=U0RqWGhLWWZtZXRXWVltSUIPb3kwZz09 Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, December 7, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate virtually on Zoom. Case No.: Design Review 2023-1565, Variance 2023-1569 Address: 2095 Temple Hills Drive | APN: 641-163-43 Applicant: Rory Foubister, Architect 949.436;2786 przy/@fwisterscraftices com Persent Owner Chief Denister. participate virtually of Zoom. Case No.: Design Review 2023-1505, Variance 2023-1508 Address: 2095 Temple Hills Drive | APN: 641-163-423 Applicant: Rory Foubister, Architect 949-436-2286, rory@foubisterarchitects.com Property Owner: Chris Dornin Application Filing Date: July 24, 2023 PROIJECT DESCRIPTION: The applicant requests design review for modifications to a prior approval in the R/HP (Residential/Hillside Protection) zone. Modifications include an addition at the lowest level, driveway grading modifications, pool expansion, and landscaping. A Variance is required to condition the area at the lowest level which in turn exceeds the maximum building height in the R/HP zone. Prior Design Review approvals include: DR 07-031, DR 10-183, DR 13-889, DR 13-1426, DR 15-2611, DR 17-1288, DR 21-10679, and DR 22-1106. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends the Design Review Board determine that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing structures or topographical features, involving negligible or not expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City's website the Saturday before the public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays, Pursuant mearing (intigs.)/www.lagunabeachcity.net/live-net/city-counter/meetings-agendas-and-minutes) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Daniel Latham, Assistant Planner at dlatham@lagunabeachcity.net or by phone at 9949) 497-0612 or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be punctually present and specifically request a public hearing on that item. If no member of the public, staff, or Board/Commissioner member requests separate consideration of his project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please complete a site visit request by visiting the link below. A list of Board Members and e-mail addresses are available at City Hall or on the City's website below, https://www.lagunabeachcity.net/government/ City Hall or on the City's website below. https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board. Pursuant to the departments/boards-commissions-committees/design-review-board. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public bearing or in written correspondence delivered to the public agency grief. in the public hearing or in written correspondence delivered to the public agency prior to or at, the public hearing.

Need Transportation?

Looking for a car?

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

#### **THURSDAY, NOVEMBER 9, 2023**

Sports

#### **GIRLS' WATER POLO**



Courtesy of CdM athletics

**FORMER LONGTIME** UC Irvine coah Marc Hunt has been hired as the new CdM girls' water polo coach.

## **CdM** hires Marc Hunt as coach

#### **BY MATT SZABO**

Corona del Mar High has turned to a longtime Orange County water polo staple to guide its girls' water polo program.

Marc Hunt, a former longtime coach at UC Irvine, is the new head coach, CdM athletic director Brian Walsh confirmed Monday. He takes over for Melissa Seidemann, who resigned last month after three seasons.

Hunt spent 17 years as the head men's water polo coach at UCI.

During his coaching tenure at UCI, which finished with a 212-201 overall record, his teams finished five times in the NCAA top five and 10 times in the top 10. He was a two-time Mountain Pacific Sports Federation coach of the year, but his contract was not renewed at the end of the 2021 sea-

"I'm honored that Principal Dr. Jacob Haley and Athletic Director Brian Walsh have selected me for this opportunity," Hunt said in a statement. "I have tremendous support from our administration and look forward to connecting with alumni, while continuing the rich tradition of Corona Del Mar High School water polo created by an elite corps of coaches that have come before me. I'm grateful to have a significant role in carrying out this proud tradition in the classroom, in the pool and in the community."

Hunt has also been influential in the local club water polo scene, as a cofounder of Back Bay Aquatics (formerly called Anteater), where many CdM players got their start. Back Bay will turn 20 years old next year.

Hunt also played water polo at UCI after graduating from Righetti High in Santa Maria, and was a two-time All-American in 1992 and '93. He's coached at CdM before, as he was an assistant coach for the boys' and girls' water polo teams for two seasons in the early 2000s.

He has a water polo family. His wife Christine was also a standout player at Orange Coast College and All-American at UCI, and his daughters Halle (age 11) and Haddie (9) also currently play the sport while attending Newport Elementary.

CdM, which won the CIF Southern Section Division 1 title in 2022, was also competitive last winter and moved up to the Open Division.

We are extremely fortunate to have a coach of Marc's caliber lead the Corona del Mar girls' water polo program," Walsh "His experience, connection to the community and desire to provide a top-tier program for our student-athletes are just some of the many reasons we are confident that the future of our program is in good hands."

matthew.szabo@latimes.com Twitter: @miszabo

#### **HIGH SCHOOL FOOTBALL**

# H.B. tops Glendora, 29-21, in CIF Division 6 opener

#### BY SCOTT FRENCH

An inspired defensive performance and a little bit of big-play offense triggered Huntington Beach's first CIF Southern Section football playoff victory in a decade, and now the Oilers get a shot at the No. 1 seed.

Brady Edmunds hooked up twice with Hunter Grav for go-ahead touchdowns, Brandon Soleau and Gavin Seguin were pivotal in frustrating Glendora's attack after its quick start, and Noah Jover kept the visiting Tartans' big, University of Washington-bound tight end under wraps most of night. Huntington Beach held on for a 29-21 first-round triumph Friday night to set up a home showdown in next week's Division 6 quarterfinals with top-seeded Ontario Christian.

The eighth-seeded Oilers (5-6) overcame two deficits in the first half, prevented another with Soleau's blocked field goal in the fourth quarter, followed that with a lengthy touchdown drive to extend a one-point edge — finished on an impromptu Edmunds bootleg — and then superbly defended four passes into the end zone, or nearly so, at the finish of a tight thriller.

"It was a good one," Huntington Beach coach Brett Brown said. "Our kids battled. They have a ton of heart, and they just overcame things. Our effort was unbelievable. ... Our kids were really locked in this week, more than they've ever been, and it was impressive."

It arrived a month shy of 10 years since an Oilers team had last won a postseason game — a 42-28 victory over Newport Harbor in the Southwest Division title game at Angel Stadium, with Brown as offensive coordinator - and followed first-round defeats in 2016, 2017, 2019 and last season. That 2013 team, like this year's, finished fifth in the Sunset

League. "This means a lot," said Jover, who limited 6-foot-5, 230-pound, 57-catch tight end Decker DeGraaf to five receptions, 76 yards and one touchdown, denying him in the end zone several times. "We're probably going to go celebrate with our friends, and we're going to get this [championship] ring.

To have that opportunity,



James Carbone

**HUNTINGTON BEACH'S** Brady Edmunds (9) and Hunter Gray (2) celebrate a touchdown against Glendora in a CIF Southern Section Division 6 playoff game on Friday.

the Oilers next week must get past top seed Ontario Christian (9-2), itself a 45-13 winner over Dana Hills. They've played the tougher schedule — with six opponents, four of them in Sunset League play, above 30 in Calpreps' playoff bracketdetermining computer ratings — than has the Ironwood League runner-up. The Knights have faced just two teams with a rating higher than 20, none over 30, and lost to both. Huntington Beach's rating was boosted by Friday's win from 18.8 to 23.3.

Tyler Young ran for 95 yards and a touchdown on 25 carries, surpassing 1,000 yards for the season on the Oilers' final drive and pushing his total to 1,022 with a 13-yard plow through Glendora's defense to set up Edmunds' clinch-

ing 2-yard scoring run.
"I think we have a special group of boys," said Gray, who caught seven passes for 164 yards. "We have, like, 30 seniors, and we all have been really close together, so I think it's going to be really good for this playoff run."

It was back-and-forth until the defenses took over in the second half. The Tartans (6-5) pulled ahead right away, with Simon Zwick sprinting 66 yards on the fifth play from scrimmage, but the Oilers answered quickly through Edmunds and Gray.

Edmunds, a freshman who completed 13 of 22 passes for 274 yards, connected with the senior receiver, who followed his one-handed, 43-yard catch under double coverage at the 8-yard line by getting open in the end zone on the next play. Young's twopoint conversion run provided an 8-7 advantage.

"Brady's a stud," Brown said. "He's an unbelievable leader ... and Hunter's our go-to guy. Whenever we needed a play, we knew that we could count on him."

Huntington Beach, which overcame 120 yards in penalties, scored again on its next possession, with Young going 28 yards into Glendora territory on a screen pass and Steel Kurtz making a leaping grab in the red zone to set up Young's 6-yard run for an eight-point lead near the end of the first quarter.

Glendora answered with a 12-play drive, pulling even as Eric Najarro found DeGraaf deep in the end zone for a 17-yard touchdown, then ran for the twopoint conversion. Hunter Lemos' 42-yard field goal gave the Tartans an 18-15 lead on their next possession, but the Oilers took a four-point lead into halftime after Gray got behind the secondary for a 23-yard touchdown 50 seconds before the break.

Glendora struggled after losing Zwick, who ran for 742 vards this year, to a quadriceps injury from a late hit at the end of the first quarter and was down to its third- and fourthstring running backs for much of the second quarter — and an end-of-half drive to the red zone when Matthew Jordan left

with a knee injury. The Tartans gained just 19 more yards on the ground, most of them by Martin after he returned wearing a knee brace, and Najarro endured bleak spells — the worst with seven successive incompletions at the end of the first half, the last four into the end zone — and hit on just six of 15 attempts after halftime.

Huntington Credit Beach's defense. Najarro was chased constantly from the pocket, with Soleau leading the charge and Seguin coming up with big fourth-quarter two sacks. Jover, fellow corner back Haston Allen and safeties Zack James and Kurtz left the quarterback few options, and Glendora gained 15 or more yards through the air just three

Huntington Beach's first second-half drives went nowhere. Glendora's best broke down at the Huntington Beach 8, and Lemos' 24-yard field goal made it 22-21. The Tartans had a chance to go ahead after Aidan Yamazaki picked off Edmunds inside the red zone and returned it to midfield on the fourth play of the fourth quarter, but Soleau's field-goal heroics led to Edmunds' touchdown and the defensive stand at the finish.

Scott French is a contributor to the Daily Pilot.

#### **HIGH SCHOOL FOOTBALL**

# Newport Harbor rallies, falls to game on late field goal

#### BY ANDREW TURNER

Slow and steady won the race, at least this time.

Harbor Newport mounted a furious comeback, but the formula that built a big lead for Trabuco Hills was instrumental in a game-winning drive that ran the clock down to next to nothing.

Taylor Bowie carried the ball 10 times for 51 yards on the final drive, and Ethan Schwartz's 20-yard field goal was true, as the host Sailors fell to the Mustangs 24-21 in a CIF Southern Section Division 4 football playoff opener on Friday at Davidson Field.

Bowie had 38 carries for 222 vards and three touchdowns, which allowed Sea View League champion Trabuco Hills (8-3) to jump out to a 21-0 lead. He did so behind an offensive line of Greg Shade, Caedmon Wood, Yusuf Kaya, Izaac Stroman and Brody Brown, assisted by tight end Noah

"I'll do anything for those



Don Leach | Staff Photographer

**NEWPORT HARBOR'S** Josiah Lamarque (8), seen on Aug. 24 against Tesoro, scored two touchdowns for the Sailors on Friday it its game against Trabuco Hills.

guys," Bowie said. "Those are my brothers, and I'll go as hard as I need to to get

Newport Harbor (5-6) looked out of it as halftime approached, but with the Sailors' big-play potential, they were just in need of a spark. They got it when Josiah Lamarque returned an interception at midfield for

After the Mustangs drove 62 yards on 11 plays on their first drive of the second half, the Sailors got another break when Schwartz's 33yard field goal missed wide Jaden O'Neal and Lamar-

que linked up for a 61-yard touchdown on a fourthand-3 play on the next drive to narrow the deficit to one

"I just tried to put my heart and soul into this team, this game," Lamarque said. "It's been a quick four years. You don't really know it's gone until it's gone. I just tried this whole game, I tried to put us back in this game and win.

"The pick-six was big, it gave us some momentum going into the half, and then we came out and we rattled off two touchdowns. I had a big touchdown, Jordan Anderson had a big touchdown to put us back in the game."

The Sailors got off the field with a fourth-down stop in the red zone, then pulled even four plays later. O'Neal threw deep up the left sideline to Anderson, who broke away from a defender after making the catch for a 68-yard touchdown four minutes into the fourth quarter.

"The boys were so resilient in the second half," Newport Harbor coach Peter Lofthouse said. "Being down 21 with two minutes left [in the first half],

Lamarque gets the pick-six and really kind of gave us a spark, some momentum. ... Unfortunately, tonight the theme is we cost ourselves the game by penalties and turnovers."

A three-and-out on defense gave Newport Harbor a shot to take the lead, but a holding penalty and a sack by Ryan Manda and Kenji Gonzales forced a punt.

Bowie largely took care of the rest, aided by a defensive holding penalty against the Sailors on a fourthand-5 from the Newport Harbor 36-yard line.

"We've actually had a better record this year on the road, and we felt, ironically, maybe more comfortable on the road," Trabuco Hills coach Mark Nolan said. 'We played here last year, we felt like we were right in it, right down to the last series, the last play last year.

"Again, we knew it was going to be a fourth-quarter game. Newport Harbor has a really good roster, and we knew they had some playmakers, and we wanted to do everything we could to put our players in a great position.

Jagger Blauwkamp turned 19 carries into 111 yards, which marked his second 100-yard game on the ground this season.

Newport Harbor was the third-place team in the Sunset League this season. The first win in a decade for the Sailors in the Battle of the Bay rivalry was key in earning the automatic playoff berth.

Trabuco Hills will play host to No. 2-seeded Whittier La Serna (8-3) in the quarterfinals.

"We tried," Lamarque added. "We worked so hard for this, and at the end of the day, you can't always get what you want. We got a CIF title run, we brought the [Battle of the Bay trophy] back to our [school]. Not everything's going to be perfect, but you've got to work through adversity, and it's onto the next."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN