

# Daily Pilot

THURSDAY, MAY 22, 2025 /// dailypilot.com

## Laguna police honor fallen officer

Fallen motor officer Jon Coutchie was recognized with a wreath-laying ceremony in Arlington, Virginia.

BY ANDREW TURNER

The Laguna Beach Police Department stepped onto hallowed ground to remember one of its own, as several of its members participated in a wreath-laying ceremony for a fallen officer at the Tomb of the Unknown Soldier.

Motor Officer Jon Coutchie, whose end of watch was Sept. 21, 2013, was recognized during the ceremony at Arlington National Cemetery. Prior to joining the department, Coutchie served as a U.S. Army Ranger and had four combat tours of duty in Afghanistan and Iraq.

Public safety personnel had descended upon the nation's capital for Police Week. The recognition event took place on May 11, Laguna Beach Police Lt. Jason Farris said.

Laguna Beach Police Chief Jeff Calvert and the department's honor guard were led by the Old Guard, which has kept watch over the Tomb of the Unknown Soldier every hour of every day since April 6, 1948.

"Of the four people that went out and presented the wreath, all four of us knew Jon professionally and personally," Farris said in

See **Officer**, page A3



Allen J. Schaben | Los Angeles Times

**LAST WEEK**, the Newport Beach city Council banned bicycles, e-bikes, pedicabs as well as motorized bikes, boards and scooters from the sand at beaches.

## Newport Beach bans bikes, eBikes and pedicabs from sand

BY ERIC LICAS

The Newport Beach City Council gave final approval last week to an ordinance prohibiting people from riding bicycles, e-bikes, pedicabs as well as motorized bikes, boards and scooters on the sand at the city's beaches.

Council members unanimously approved the ban as part of the consent calendar for their meeting on May 13. The

measure also applies to surrey cycles; police vehicles are exempt.

The ordinance follows the growing prevalence of e-bikes, and complaints about the vehicles in the community, Newport Beach police wrote in a report. The number of them stopped by Newport Beach police along the boardwalk more than doubled from 139 in 2023 to 292 in 2024.

Officers have also observed

more people riding e-bikes, some of which can reach speeds of 28 mph, on the sand. Some have been riding through sand dunes marked as environmentally sensitive habitats, which are home to endangered birds as well as rare species of lizards and butterflies.

"The speed capacity of the e-bikes as articulated above, in combination with the terrain of

See **Sand**, page A5

## Newport doctor thrives in new practice

Dr. Steven Abelowitz filed a lawsuit after alleged ouster from another Orange County practice he had founded in 2001.

BY ERIC LICAS

Dr. Steven Abelowitz maintains a close relationship with most of the people under his care, often keeping up to date on developments in their personal lives in addition to their medical history. That's partly why Elena Saberi was shocked when staff at Coastal Kids, the Orange County practice Abelowitz founded in 2001, told her he had quit the company and left the country without so much as leaving a message for the families he had looked after for years.

"The impression was that he was retired," said Saberi, a personal injury lawyer who has also called upon Dr. Abelowitz to serve as a medical expert.

It wasn't until years later, while following up with clinicians around the birth of her third daughter in March, that Saberi learned Coastal Kids had apparently misled her. The topic of pediatricians came up during an appointment with a physician, and they told her Abelowitz was still in Orange County, had opened a new practice called Ocean Pediatrics and was still seeing patients.

"I was like, 'I'm sorry, *what?*'" Saberi told the Daily Pilot during an interview Thursday. "I immediately wrote it down and refused to have my daughter seen at Coastal Kids for her three-day

See **Practice**, page A5

### ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

**HUNTINGTON BEACH FIGHTS, FALLS IN FIVE SETS TO MIRA COSTA IN CIF DIVISION 1 FINAL** PAGE A4

## Huntington Beach Councilmember announces state Assembly bid

BY MATT SZABO

Gracey Van Der Mark is perhaps the one Huntington Beach City Council member who has most embodied the beach city's battles with state leadership in Sacramento.

Now, she will be running for a state position herself.

Van Der Mark has tossed her hat into the 2026 race for the state Assembly District 72 seat currently held by Diane Dixon. The district includes the Orange County cities of Aliso Viejo, Huntington Beach, Laguna Beach, Lake Forest and Newport Beach.

Dixon, who like Van Der Mark is a Republican, is in her second term. She announced recently



**GRACEY VAN DER MARK**, shown after being sworn in as Huntington Beach's mayor in December 2023.

James Carbone

that next year she will be challenging incumbent Democrat Katrina Foley for her position as the Orange County Supervisor representing the 5th District, leaving the Assembly seat up for grabs.

Following unsuccessful bids for the Ocean View School District Board of Trustees in 2018 and the Huntington Beach City Council in 2020, Van Der Mark

See **Assembly**, page A3

## Throngs turn out for the 30th annual Balboa Island Artwalk

BY SUSAN HOFFMAN

Balboa Island's South Bayfront was buzzing with activity during Sunday's annual Balboa Island Artwalk.

The mile-long exhibit stretched along the seawall between Marine and Pearl avenues and was filled with paintings, ceramics, jewelry, blown glass and photography with live music performed in five bayfront yards.

For the past 13 years, artist Karen Werner of Upland has been participating in the show, which

is now in its 30th year. Her exhibit is set up in the same general area between Pearl and Agate Avenue.

"My work is impressionist oil painting," explained Werner, who is also a signature member of American Impressionist Society. "I paint mostly still life in the studio and plein air in Laguna Beach or Balboa Island."

Werner, who has been painting full-time for two decades, said she looks forward to displaying her work each year at the event.

See **Artwalk**, page A2



Photos by Susan Hoffman

**ARTIST, ROBIN HIERS**, left, chats with passersby during Sunday's Balboa Island Artwalk.

**LAGUNA BEACH** artist Jeff Lavinsky explains the process of his animal-themed works to Newport Beach resident Julie Martin.



OBITUARY

John Briscoe was a tenacious longtime OVSD trustee

BY MATT SZABO

John Briscoe, a longtime member of the Ocean View School District Board of Trustees known as a dogged public rights advocate, has died.

Briscoe died May 16 at Kaiser Permanente Los Angeles Medical Center after complications from open heart surgery, his wife Debbie said. The Huntington Beach resident was 72 years old.

Briscoe served on the OVSD board for 16 years beginning in 2006 and valued his role as a public official. He was involved until the end, running for the board again last fall and for the vacant state Senate District 36 seat earlier this year.

He was a Republican but worked well across the aisle, said fellow longtime board member Gina Clayton-Tarvin, a Democrat who said she considered Briscoe one of her best friends and talked to him every day.

“He would get endorsed by different groups, not partisan groups,” Clayton-Tarvin said. “Some would lean left, some leaned right. It was like he was kind of an enigma, really, because he did so much good work for children.”

Briscoe sued the city multiple times over the

years on various issues and always won, Clayton-Tarvin said. Some of his most high-profile work on the OVSD board involved setting the largest lawsuit in the district’s history, against Rainbow Environmental Services (now Republic Services) over concerns about a disposal site’s impact on students at nearby Oak View Elementary.

Briscoe was also instrumental in helping to pass Measure R, a \$169-million bond measure passed by voters in 2016 that led to the modernization of several elementary and middle schools in the district.

Former Ocean View School District Supt. Carol Hansen, who worked with Briscoe for seven years, said he was focused on rebuilding the credibility and stability of the district after asbestos was discovered in three district elementary schools in 2014.

“He had a laser-like focus on academic achievement for students, and doing what was right,” Hansen said. “He stuck to what he believed in. He didn’t veer off his own beliefs and values, which I admired him for that. He wouldn’t be easily persuaded by others, he would do his research and stay focused on what his



Don Leach | Staff Photographer

**FOURTH-GRADE** student council members greet John Briscoe, then president of the Ocean View School District Board of Trustees, as he tours the refurbished 2.5-acre farm at the Golden View Environmental Science School in Huntington Beach in 2019.

values were and what direction he wanted for the district.”

Born in Altadena, Briscoe earned bachelor’s degrees in psychology and speech communication from Cal State Long Beach. Briscoe also held a pair of master’s degrees, in business administration from Claremont Graduate University and in public administration from Long Beach State, where he

would lecture on marketing. He also recently earned his doctorate from National University.

He and Debbie also ran a real estate property management company.

Briscoe’s involvement in the community also included earning an Eagle Scout title and becoming an assistant Scoutmaster. He coached youth soccer and baseball and was a member

of Rotary International as well. He had a love of travel, according to his wife.

“He just had a passion for helping people,” Debbie Briscoe said. “We took our grandson to Disneyland, and [John] would talk to everybody in line, everybody at the restaurant. [He said], ‘What do you mean you’re not going to school? How can you get ahead if you’re not going to school?’

He does the same thing at the grocery store. He’s always trying to get people involved in the community.”

Briscoe attended the same Huntington Beach church as OVSD Board President Patricia Singer, she said in a social media post tribute to him.

“He served as a greeter, welcoming others with that same warmth he carried everywhere,” Singer said. “His faith was not just a part of him, it guided every aspect of his life. I will deeply miss our long, impassioned conversations about public education. He always had an idea — often unconventional, always insightful — about how to do better, how to reach farther, how to care more.”

In addition to his wife, Briscoe is survived by his sister Cindy, brother Bill, son Tyler, daughter-in-law Penny and 2-year-old grandson Jeremy.

Debbie Briscoe said a celebration of life service is planned for July 15 at 11 a.m. at Old World in Huntington Beach. The service will take place three days after what would have been the couple’s 50th wedding anniversary.

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Flex-traordinary! Push Ups for Charity event surpasses goal

BY SUSAN HOFFMAN

In honor of National Military Appreciation Month, Recoup Personal Training in Costa Mesa sponsored a Push Ups for Charity event Saturday to raise funds for the Boot Campaign, a nonprofit group supporting veterans and military families through a health and wellness program.

“I have a family history of military vets and also active members, so it’s always been our cause,” said Matt Feters, Recoup’s owner. “This is our 14th year raising money for this Push Ups For Charity event, [so far raising] over \$250,000. Our goal this year is \$25,000 and we certainly expect to exceed that.”

Among the physical and emotional health wounds addressed by the Boot Campaign are post-traumatic stress disorder, traumatic brain injury, insomnia and chronic pain.

The U.S. Congress designated May as National Military Appreciation Month in 1999 after the month-long observance was proposed by the late Sen. John McCain. The purpose was to generate more public support for service members.

In attendance last Saturday was retired U.S. Army veteran Cassandra Cantin of New Braunfels,



Photos by Susan Hoffman

**MORE THAN** 100 people from Recoup Personal Training turned out to support Push Ups for Charity on behalf of Boot Campaign on Saturday.

Texas, an ambassador for the Boot Campaign who has benefited from the program.

“After serving one year in Kuwait in 2003, I returned as a combat support hospital nurse,” Cantin said. “I retired in 2011 and wasn’t able to face the realities of war that I had been through.” In 2015 she became one of the first female vets going through the Boots program; she hoped it would help resolve the insomnia she was suffering.

“It helped me greatly, immensely,” said Cantin, who is now able to sleep

eight hours a night instead of two. “Everything Boot Campaign does is tailored toward individuals.”

Tiffany Wright, the partnership and programs coordinator for the Boot Campaign, was on hand to represent the charity. “It’s really special and very humbling that Recoup completely supports our organization,” Wright said. “We are proud of their relationship with us.”

Of the more than 125 people in the mix of friends, family, clients and businesses turning up for the event, about 45 people took part in the push up

challenge. Each round consisted of up to four competitors who had pledged to do as many push ups as possible during the 90 second allotted time to raise money for the campaign.

The grand finale of the Push Up challenge was performed by Feters himself, who added three medicine balls as his platform to make the workout more strenuous.

“Get fit, have fun and make a difference,” is my slogan,” said Feters.

“My personal dollar amount raised was \$2,500 by doing my push ups.



**BO WIND**, left, and Stevie Feters totaled 117 push-ups between them during Push Ups for Charity.



**MATT FETERS**, co-founder of Recoup Personal Training, does 90 push ups in 90 seconds on Saturday.

That was raised through a collection of pledges from our clients, friends and family.”

After the event Feters said funds raised through

the push-up challenge, a raffle and T-shirt sales surpassed the \$25,000 goal.

SUSAN HOFFMAN is a contributor to the Daily Pilot.



**IMPRESSIONIST ARTIST** Karen Werner exhibits her oils at Balboa Island Artwalk, held Sunday.

ARTWALK

Continued from page A1

“I love the crowd, which is always complimentary about my works,” she said. “It’s my highest selling event of the year.”

As a first-time attendee, Costa Mesa resident Patti Jasinski was attracted to what Redondo Beach artist Joyce Carol calls her wearable art. The unique, hand-crafted jewelry made of natural stones, semi-precious metals, shells, fossils and glass includes earrings, bracelets, necklaces and brooches.

“I really admire all of the

thoughts and process that they use,” said Jasinski. “Each artist is so unique.”

Instead of beginning with a blank canvas, Laguna Beach artist Jeff Lavinsky paints his land and sea animals on top of vintage nautical charts and maps that match their geographical location.

“There is a series of almanac maps and nautical charts that I use to paint the animals where they’re from,” said Lavinsky. There’s Winston the Corgi posing in front of a vintage atlas of England, Nahoia the tiger shark swimming across a Hawaiian Island nautical chart and a mar-



Photos by Susan Hoffman

**JEWELRY MAKER** Joyce Carol describes a crystal necklace to Patti Jasinski Sunday at the annual Balboa Island Artwalk.

bled godwit shorebird perched on a vintage chart of Newport Beach in 1967, to name a few.

The Artwalk is sponsored by Mary Hardesty Realty,

which announced on its website the winners of this year’s participating artist awards: The Mary Hardesty Realty Award of Excellence went to Pam Fall, a photo-

graphic watercolorist; the winner of the Mayor’s Choice Award was Ernie Romo, an oil painter; the Huse Skelly Gallery Art Star Award: was given to

Sangeetha Giopalakrishnan, who also paints in oils.

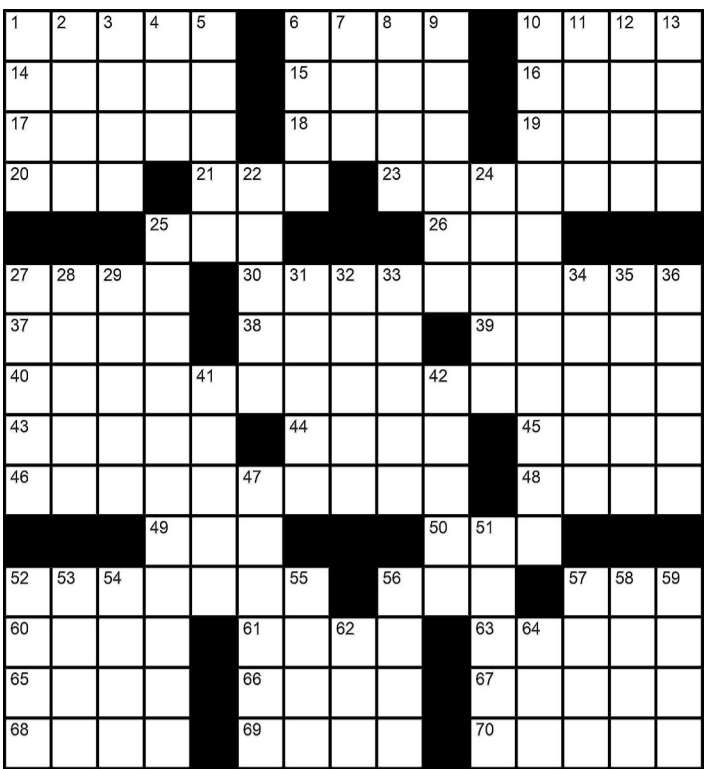
SUSAN HOFFMAN is a contributor to the Daily Pilot.

THE DAILY  
COMMUTER  
PUZZLE

By Stella  
Zawistowski

**ACROSS**  
1 Church table  
6 Wild pig  
10 Rolled-up sandwich  
14 Sales target  
15 Up to the task  
16 TV host Kotb  
17 Goads  
18 Petty quarrel  
19 \_ and ends  
20 Alias letters: Abbr.  
21 Windows machines: Abbr.  
23 Without purpose  
25 Alkaline solution  
26 Falsehood  
27 Prefix with "dextrous"  
30 Painting lessons, e.g.: 2 wds.  
37 Pacific starch  
38 Singer Bareilles  
39 Tease mercilessly  
40 Citrusy spread: 2 wds.  
43 Willowy and graceful  
44 Little taste  
45 " \_ I knew that!"  
46 Printer powder: 2 wds.  
48 Make over  
49 Comedian  
Poebler  
50 "The Challenge: USA" network  
52 Crack, as a code  
56 Yes vote  
57 That lady  
60 Be next to  
61 Steel component  
63 Over  
65 Hard to find  
66 In apple-pie order  
67 Inhumane  
68 Looked over  
69 \_ the joke  
70 Prince William's brother

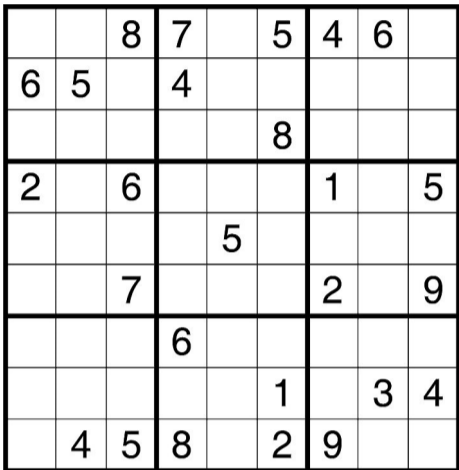
**DOWN**  
1 Blue-green color



SUDOKU

By the Mephram Group

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



For answers to the crossword and Sudoku puzzles, see page A5.

2 Wait in the shadows  
3 Frat party costume  
4 Consumed  
5 Hoarse  
6 Softball equipment  
7 Japanese sash

8 \_ Romeo (car brand)  
9 Second glass of soda  
10 Supply chain middlemen  
11 Went by bus  
12 Contributes  
13 Get a B, e.g.

22 Stop  
24 Mazda model  
25 Very courageous  
27 Lagoon's boundary  
28 "West Side Story" role  
29 Badly behaved kids  
31 Stallone role  
32 Railroad vehicle  
33 A la \_ menu  
34 Charming and confident  
35 Finished up  
36 Shorthand pro  
41 Not at all sterile  
42 Clemency  
47 Using a keyboard  
51 Seaside area  
52 Be bold  
53 Online auction site  
54 Medical remedy  
55 Genealogy diagram  
56 \_ in your pants  
57 60-minute period  
58 At any time  
59 Depend (on)  
62 Vegan milk type  
64 Piece of lingerie

Tribune Media Services

OFFICER

Continued from page A1

a phone interview Wednesday. "We hold his memory close to us. We were a part of his patrol days, and we were a part of his memorial in every event. To each one of us, between the chief, Sgt. [Darrel] Short, Cpl. [Abe] Ocampo and myself, we all felt it was just a special event."

Farris said that Coutchie had been part of the honor guard that was established approximately six months before his death in the line of duty. There were five members of the honor guard at the time.

The LBPd has sent at least two officers to Washington, D.C. during Police Week to participate in a memorial ceremony annually to represent its two fallen officers — Coutchie and Gordon French. The latter's end of watch was Feb. 13, 1953.

"What happens is an officer will pass, and then [their] agency, if they can, will send people to D.C. to be a part of the memorial ceremony," Farris said. "Ever since then, we've sent honor guard members, and other members of the department have gone. We've gone every



Photos courtesy of Laguna Beach Police Department

**LAGUNA BEACH** Police Officer Joaquin Parrino, from left, Lt. Jason Farris, Chief Jeff Calvert, Cpl. Abe Ocampo, and Sgt. Darrel Short pose together at the Tomb of the Unknown Soldier on May 11.

year since Jon passed."

The wreath was laid out in the presence of Coutchie's family, friends and fellow officers, according to a news release.

"This moment is not only about remembering Officer Coutchie," Calvert said in a statement. "It is about recognizing the unbreakable bond shared by all who dedicate their lives to protecting others. We will never forget his courage, integrity and sacrifice."



**A WREATH** honoring fallen Laguna Beach motor officer Jon Coutchie.

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ASSEMBLY

Continued from page A1

was elected in 2022 along with fellow Republicans Pat Burns (the current mayor), Mayor Pro Tem Casey McKeon and Tony Strickland. When fellow conservatives Chad Williams, Butch Twining and Don Kennedy also were elected last November, some started calling the council the "MAGA-nificent Seven."

Strickland left for higher office earlier this year, after having a successful run for the vacant state Senate District 36 seat. His seat on the council is now filled by celebrity chef Andrew Gruel.

"I've always said I will go wherever I'm needed," Van Der Mark, who served as the city's first Latina mayor

last year, said in an interview Monday. "This is a situation where we need a strong conservative voice for the state Assembly. We'll be losing another Republican in Diane Dixon ... and I expect to continue that legacy. It's a risk, but it's worth it. As long as we're fighting to continue to make our state stronger, it's a risk worth taking."

Van Der Mark added that she wants to bring common sense government back to Sacramento, citing often debated policies in Huntington Beach such as voter ID, displaying only government and military flags on government property and a Parents' Right to Know ordinance. Surf City voters approved the first two issues with Measures A and B last year, though state Atty. Gen. Rob Bonta has continued to fight the

city's voter ID law in appellate court.

"I believe parents deserve more accountability in our kids' education, in their lives and decision-making," Van Der Mark said. "I'm definitely a strong believer in local control, and those are the things I would like to fight for up in Sacramento."

She has also been front and center in the battle over the city's public library. Measure A, which would repeal a parent/guardian review board approved by Van Der Mark and her colleagues, is up for special election June 10 along with Measure B. The latter measure requires voter approval before outsourcing of library operations.

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THU, MAY 22  
FOGHAT

FRI, MAY 23  
RICHIE KOTZEN

THU, MAY 29  
THE WAR & TREATY

SAT, MAY 31  
KIDS OF CHARLEMAGNE

5/22 FOGHAT  
5/23 RICHIE KOTZEN  
5/24 QUEEN NATION (RE-IMAGINED SYMPHONIC ROCK SHOW)  
5/29 THE WAR & TREATY (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)  
5/30 YACHTY BY NATURE  
5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)  
6/1 KEN GARCIA  
6/5 BIG COUNTRY  
6/6 THE WINEHOUSE EXPERIENCE  
6/7 YYNOT (TRIBUTE TO RUSH)  
6/8 HOWIE DAY  
6/12 PURE PRARIE LEAGUE  
6/13 BUFFETT BEACH (TRIBUTE TO JIMMY BUFFETT)  
6/14 DON MCLEAN (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)  
6/15 LIVE DEAD & BROTHERS (AN ALL-STAR CELEBRATION OF GRATEFUL DEAD & ALLMAN BROTHERS)  
6/18 MATTEO MANCUSO  
6/20 EVE 6  
6/21 CLASSIC ALBUMS LIVE: DAVID BOWIE'S ZIGGY'S STARDUST  
6/27 HEARTWRECKERS (TRIBUTE TO TOM PETTY)  
6/28 GARY HOEY (AVALANCHE TOUR)  
7/3 THE ULTIMATE ROCK BAND: THE GREATEST ROCK HITS OF ALL TIME  
7/5 AMBROSIA  
7/11 THE ENGLISH BEAT  
7/12 THE ENGLISH BEAT  
7/13 THE CREAM OF CLAPTON BAND Ft. WILL JOHNS, STEVE FERRONE, NATHAN EAST AND NOAH EAST  
7/17 DUANE BETTS AND PALMETTO MOTEL  
7/18 JOURNEY USA  
7/19 FAST TIMES (ULTIMATE 80's TRIBUTE)  
7/20 STARSHIP  
7/25 CRYSTAL BOWERSOX

SUN, JUN 1  
KEN GARCIA

FRI, JUN 6  
THE WINEHOUSE EXPERIENCE

SUN, JUN 8  
HOWIE DAY

THU, JUN 12  
PURE PRARIE LEAGUE

7/26 VENICE  
7/27 BOBBY GRAY  
7/30 MONOPHONICS  
8/1 THE FABULOUS THUNDERBIRDS  
8/2 HENRY KAPONO  
8/3 HENRY KAPONO  
8/6 TAJ FARRANT  
8/8 STEVE EARLE  
8/9 LED ZEPAGAIN  
8/15 THE MOTELS  
8/16 SKELETON CREW (GRATEFUL DEAD TRIBUTE)  
8/22 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)  
8/23 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)  
8/24 SOUTHERN AVENUE & WILL HOGE  
8/28 TAB BENOIT WITH SPECIAL GUEST GA-20  
8/29 MONTROSE LIVE  
8/31 JUDY COLLINS  
9/3 SHAWN MULLINS  
9/5 LOVE WITH JOHNNY ECHOLS  
9/6 THE DEVON ALLMAN BLUES SUMMIT  
9/7 BENISE (25 YEARS OF PASSION)  
9/12 BEATLES VS STONES (A MUSICAL SHOWDOWN)  
9/13 PABLO CRUISE  
9/18 BOB ANDERSON (TRIBUTE TO FRANK SINATRA)  
9/19 THE NELSONS  
9/20 WHAT'S NEW PUSSYCAT (TRIBUTE TO TOM JONES)  
10/3 WAYNE NEWTON (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)  
10/4 ORIANTHI  
10/5 STEPHEN KELLOGG AND JON MCLAUGHLIN  
10/10 DESPERADO  
10/11 DESPERADO  
10/17 SPYRO GYA  
10/18 MICK ADAMS & THE STONES  
10/19 MARTIN SEXTON ABBEY ROAD SHOW  
11/15 Y&T  
11/16 GEOFF TATE'S OPERATION: MINDCRIME (THE FINAL CHAPTER)  
11/21 KEVIN NEALON

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BOYS' VOLLEYBALL

Huntington Beach fights, falls in five sets

BY ANDREW TURNER

Each passing point generated gasps from the stands, those on court digging just a little deeper as the fourth set offered one climatic moment after another.

In its desperation to stay in a match with the nation's best boys' volleyball team in Manhattan Beach Mira Costa, Huntington Beach staved off four championship points in an extended set.

When Colin Choi polished off the second of back-to-back kills to claim the marathon game, the Oilers poured onto the court. It hadn't decided the match, and yet it had been met with the sort of reaction as though it had.

Huntington Beach had waited since the first week of the season to get another look at Mira Costa, and in the rematch the Oilers delivered a heart-and-soul effort to send Friday's final to a fifth set.

Mira Costa pulled out the decisive set, a late run taking much of the drama out of the conclusion of what had been a riveting back-and-forth affair in the CIF Southern Section Division 1 championship match at Cerritos College.

Grayson Bradford's match-best 25th kill ended it, as Mira Costa beat Huntington Beach 25-19, 22-25, 25-19, 29-31, 15-11 to give the Mustangs a ninth section title in program history.

Mira Costa won a championship a year after appearing in the final and losing to Los Angeles Loyola.

"It's not a good feeling to come so close to your goals and not make it," Mira Costa coach Greg Snyder said. "I think that motivated us, for sure, especially the boys that were on this court last year and didn't



Don Leach | Staff Photographer

**HUNTINGTON BEACH'S** Logan Hutnick (11) puts a kill between the blocks of Mira Costa's Alex Heins (99) and Mateo Fuerbringer (23) during the CIF Southern Section Division 1 boys' volleyball final at Cerritos College.

quite get the job done. ... They took those lessons, and I think they applied them this year, and it showed, I think, in their maturity on the court, that they were never really rattled."

Snyder said that he felt "a lot of weight off my back" in winning the CIF title, adding that "a lot of people were expecting" the Mustangs to win as the top seed.

Huntington Beach (34-4), the second seed, was after its sixth CIF title and first since a run of three consecutive championships from 2013 to 2015.

The Oilers won a CIF State Southern California Division II regional championship in 2021. They will now take aim at the inaugural boys' volleyball state championship, the bracket

ets for which were released on Sunday.

State playoff openers were scheduled for Tuesday, with Huntington Beach's path beginning with a home match against Redondo Union (27-10).

"We're going to come back to work and see if we can get another chance at these guys," said Huntington Beach coach Craig Pazanti, quickly turning the page to the state playoffs.

Mira Costa (32-2) jumped in front by winning the first and third sets. Huntington Beach had impressive answers to each deficit. Kai Gan stepped up to the service line in a rotation that saw the Oilers rattle off seven straight points to open the second set.

In the fourth set, Huntington Beach received match-extending kills from

Ben Arguello, Nick Ganier Jr. and Choi on championship points for the Mustangs.

"The character that this team showed in set four was unbelievable," Pazanti said. "You know, could have given up several times in that match, and just kept battling, kept battling, kept battling. It was just a great effort, and I just think we ran out of gas."

During the crucial stretch, Choi was blocked on an initial hitting effort, fell to the floor and then got up in time to rise for a bump set from a teammate and win a point.

"He's probably our most tenacious player," Logan Hutnick said of Choi. "He really just sticks through anything, and he never gives up on any point."

Aiden Atencio, Choi and

Hutnick came up big in back-row defensive efforts against a Mira Costa team that had a considerable height advantage. Justin Bulsombut was also credited with contributing to six points on blocks.

"We didn't want to play Mira Costa's game," Pazanti said. "We wanted to play our game. Our game is different than those guys. They can afford to chuck it to the ceiling and go hit it over the block. We got to rely on playing great defense. We got to rely on passing the ball. We got to rely on putting service pressure on people from the service line."

Hutnick had an up-and-down evening as a hitter — 22 kills and 11 errors — but he handled the lion's share of opportunities in serve receive, committing just two miscues in 55 chances. The sophomore outside hitter also had a team-best 13 digs to go with 2½ blocks.

Harvard-bound setter Kai Gan had 53 assists. Arguello accumulated 13 kills, Ganier Jr. had a dozen kills, Choi contributed nine kills and 10 digs, and Atencio produced 11 digs.

"We wanted to really have that mindset that 'we're the underdogs, and we have nothing to lose,'" Gan said of facing the finalists from a year ago. "Real standpoint, though, obviously, they have huge height, and we knew that we have smaller guys on our team, but it doesn't mean that we can't still be effective in the offense."

"I think kind of positioning ourselves into establishing the middle and then also using all of our options, back row and front row, really helped us get to that fifth set."

Mira Costa put itself on the brink of victory with a 6-1 run to move within a

point of the title once more at 14-8. It was academic at that point for the Mustangs, Andrew Chapin (57 assists, 12 digs) connecting with Bradford after the Oilers had fought off three more match points.

"I can set him every single ball of every single game and trust him that we're going to go out there and win this game," Chapin said of Bradford. "In crunch time, the fourth set, he had a swing to put it away, and he got dug, and I never ran away from it because I knew that he's a big-time player and he makes big-time plays."

Mateo Fuerbringer had 17 kills, three total blocks and two service aces for the Mustangs. Alex Heins had nine kills and nine block assists, Thatcher Fahlbusch also had nine kills, and Wyatt Davis chipped in with six kills and 3½ blocks. Justin Warner had a match-best 14 digs.

**Also in the CIF Southern Section boys' volleyball finals:**

**Age Hill 3, Santa Barbara 2:** Jackson Cryst had 31 kills, as the Lightning rallied past the host Dons 15-25, 25-14, 18-25, 25-20, 15-8 on Saturday in the Division 4 final.

Age Hill (19-11) captured a section title for the second straight year. The Lightning earned the first CIF title in program history in winning the Division 5 championship last season.

Ryan Manesh pounded out 11 kills, and Ethan McNutt turned in 19 digs defensively.

Age Hill, the top seed in the Southern California Division III regional, drew a home match against Fresno Sanger West (26-15) to start the state playoffs.

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BOYS' TENNIS

Marina battles, falls to Woodbridge in CIF Division 1 title match

BY MATT SZABO

REDLANDS — The Marina High boys' tennis team will miss its core group of seniors next season.

Darren Le said he has known his doubles partner, Justin Nguyen, since third grade at Circle View Elementary School in Huntington Beach. They'll be roommates at UCLA in the fall.

"We've been really tight," Le said. "I think I've known him for longer than I've not known him. That kind of puts it in perspective."

The Vikings' five senior starters came oh so close to helping deliver the program's first CIF championship on Friday at University of Redlands.

Instead, it was Woodbridge that earned a tight 10-8 win in the CIF Southern Section Division 1 championship match.

Junior No. 1 singles player Brady Tallakson easily swept for the Warriors, who mobbed their doubles teams twice in the match after winning crucial sets. The final and clinching 10th set win came when Woodbridge's Ethan Yu and Mac Perkins topped Marina's Justin Nguyen and David Tran 6-4, though the Warriors also would have won if the match had been tied 9-9 and went to games.

"I'm definitely proud, but I'm not really satisfied," Le said after the match, watching Wood-



James Carbone

**MARINA'S ALEJANDRO HILL** returns a serve against Woodbridge during the CIF Southern Section Division 1 title match on Friday.

bridge smile and take pictures. "I can see them ecstatic and joyous. I mean, they're literally leaping for joy right now as a team. I envisioned us having that moment too, but some things just don't pan out the way you want them to. That's the tough part about tennis."

Marina (16-4), making its first CIF finals appearance, stacked its doubles teams for the match. Coach Chuck Kingman paired his usual No. 1 singles player, senior Trevor Nguyen, with Le.

"I brought up the strategy," Trevor Nguyen said. "All of these guys on doubles, they're all seniors. I've been playing with them for four years, and we're really close. I was honestly a lot happier to play doubles

and singles, because I could share these last moments, these last matches with these guys."

The goal was to win four singles sets, and have the doubles teams of Trevor Nguyen and Le, as well as Justin Nguyen and Tran, both sweep their three sets.

Marina junior Alejandro Hill and freshman DJ Buchfeller accomplished the singles part of the equation, winning two sets each.

Trevor Nguyen and Le swept, 7-5, 6-3, 6-1. But Woodbridge (21-7) beat Justin Nguyen and Tran twice.

The Warriors' first key doubles win came in the second round, when Toby

See *Tennis*, page A8

BASEBALL



**JARED GRINDLINGER** of Huntington Beach allowed just one run in five innings Tuesday.

Nick Koza

Santa Margarita shocks H.B. in second round of CIF playoffs

BY SCOTT FRENCH

This was to be *the* year for Huntington Beach's powerhouse baseball program, its deep, veteran group — the "most talented" it has fielded, in head coach Benji Medure's estimation — blistering toward a desired (and not-unanticipated) CIF Southern Section Division 1 title-game showdown with mighty Corona.

It all went wrong on Tuesday.

The third-seeded Oilers, behind sophomore left-hander Jared Grindlinger's gorgeous slider, were cruising through five innings toward an impressive second-round victory over Santa Margarita. Then the landscape shifted, and the dream was over.

The visiting Eagles (18-12) tore into Huntington Beach's bullpen in the sixth inning, rode four innings of ace Brennan Bauer's savvy relief work, then pushed home the winning run in the seventh to reach the quarterfinals for the

third successive year with a 6-5 upset.

Santa Margarita, which will be home Friday against Los Alamitos (18-9-2), parlayed two hits, three walks, an error on the front end of a would-be inning-ending double play, and two devastating wild pitches to score four runs in the sixth to make it 5-5. The Eagles won on Chase Marlow's two-out single to bring home No. 9 hitter Lucas Owens, who walked and stole second base.

"That hurts," Medure said. "You just feel kind of like a train going downhill. You just couldn't stop it, you know? They battled back. Obviously, we issued some free passes, but then they took advantage of them, you know. ... Just couldn't stop the bleeding."

The Oilers (24-5) outhit Santa Margarita, 10-4, Trevor Goldenetz and Jayton Greer with two apiece, and scored in each of the first four innings, twice in the fourth to take a 5-1

lead. Three of the runs were unearned, three came on sacrifice flies — from Ryan Porter in the first, Cole Clark in the third and Grindlinger in the fourth — but seven runners were stranded on base in that span, four of them in scoring position.

"We had an opportunity to bust it wide open," Medure said. "...You have to put good things away."

Grindlinger was masterful, aside from a second-inning Carter Enoch homer to left field that answered Huntington Beach's first run. He struck out six, walked one and another Eagle reached on an error, but that was it.

"You might watch that kid on TV one day," Santa Margarita head coach Chris Malec said.

Things fell apart in the sixth, once Grindlinger left the mound. Neither Tyler Bellerose nor Otto Espinoza, who brought a combined 10-2 record and 1.78 ERA, were sharp, but

See *Baseball*, page A8

## PRACTICE

Continued from page A1

checkup.”

A lawsuit filed by Abelowitz in August alleges Pediatric Associates Holdings LLC, a management company owned by the hedge fund Summit Partners, L.P., sought to put profits before patients’ well-being, and then retaliated against the founder of Coastal Kids, ultimately ousting him from the practice he created in 2001.

Representatives for the defendants said they were “dedicated to enhancing the lives of children, their families and communities by delivering the highest quality of pediatric health care,” and have described Abelowitz’s claims as “without merit.”

That litigation is ongoing. In the meantime, the doctor opened the first Ocean Pediatrics location in Laguna Hills on Aug. 16. The practice is entirely owned and operated by medical professionals.

In its first few weeks of operation, as many as 10 physicians, nurse practitioners and other medical professionals left Coastal Kids to join Abelowitz. Over a nine-month period his practice has added two other locations, in Ladera Ranch and in Costa Mesa in the Newport Back Bay area. “It’s happened faster than we thought in perspective of opening,” Abelowitz told the Daily Pilot at his Costa Mesa location on Monday. “I didn’t plan to open three clinics; I thought we’d do the one and see how it goes. The actual reason for opening up the three clinics was more clinician driven.” Abelowitz’s case against Pediatric Associates is just

one example in a growing trend of private equity firms taking ownership of hospitals and clinics, which research has shown increasingly results in higher costs and worse outcomes for patients. His experience working with a hedge fund that he alleges compromised people’s health and safety has convinced him that medical professionals, not for-profit entities, need to be the ones guiding decisions about people’s care.

Existing law agrees with him; state Business and Professions Code 2052 bans corporations from practicing medicine in the state. What gets defined as the corporate practice of medicine is laid out in guidelines by the Medical Board of California.

However, the board doesn’t have any system in place or the resources to investigate or enforce potential violations of the code. That’s partly why state Sen. Chris Cabaldon (D-District 03) proposed SB 351, a measure that would bolster existing law and give the California attorney general’s office oversight over the matter, Cabaldon told the Daily Pilot during an interview Thursday.

The bill currently making its way through committees is nearly identical to another that had been vetoed by Gov. Gavin Newsom in September. The older version would have required the state’s atty. general’s approval for every purchase and sale of a healthcare practice by a hedge fund. Critics described that as too broad of an approach that would have burdened all future proposals for private equity partnerships in the medical field, not just those violating guidelines and possibly compromising patient health and safety.



**DR. STEVEN ABELOWITZ** sits in an exam room of a clinic in his new practice, Ocean Pediatrics.

Eric Licas

The measure now under consideration removes that provision, and instead focuses on identifying and investigating those suspected of the corporate practice of medicine. With that adjustment, and support from a variety of medical organizations, Cabaldon said he’s optimistic it will move forward.

“There are a lot of totally above board — and great, actually — private equity relationships in the healthcare system” he said. “...there’s not really the

mechanism to enforce the ban on the corporate practice of medicine. This bill makes that possible without having the attorney general review every single transaction that ever occurs.”

Abelowitz is among medical professionals who have testified before the State Senate in favor of SB 351. He notes that prior to his experience with Pediatric Associates, he viewed working with a hedge fund as a viable option for practices fighting to keep up with

costs and stay afloat. He acknowledged that for some, that may seem like one of the few ways they might keep their doors open and continue serving those in their care.

But he urged physicians to consider other alternatives. He suggest struggling practices seek financial advisers, or even reach out to him personally, before getting into bed with a private equity firm.

“I was on the other side,” Abelowitz said. “If they’re underwater and they’re exhausted, this could be option, except you are sacrificing — and this is why I wouldn’t do it today — you’re sacrificing patient care and you’re potentially sacrificing safety of patients and sacrificing your reputation. Weigh the two.”

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## SAND

Continued from page A1

the beach (which includes sand berms with limited visibility), and large crowds during summer months, could lead to disastrous consequences for beachgoers who aren’t accustomed to looking out for vehicles while enjoying the sand,” NBPD Sgt. Kelley Maslin of the department’s Peninsula Enforcement Team wrote.

Those cited for riding on the sand may face a fine of up to \$100 on their first offense, and up to \$200 if they are caught doing it again. Subsequent violations of the new ordinance after that will come with a \$500 fine.

The new law also includes a provision deeming any bike or scooter fastened to city property or left in a beach, boardwalk, park or park facility as abandoned property.

Those vehicles will be impounded by the city, and will wind up getting sold if their owners don’t claim them within 90 days.

Bikes and e-bikes, but not motorized scooters, are still permitted on the paved boardwalk running from 36th street to E Street. The speed limit along that route is 8 mph.

At least one resident praised the city for taking steps to regulate the use of e-bikes and other vehicles at the beach.

“At the last meeting I mentioned seeing adolescents do wheelies past the strictly enforced 8 mph speed limit sign” resident Adam Leverenz said during public comments. “I have recently seen adolescents sitting on the sidewalk with officers standing over them, directing them not to do that. So there’s been improvement there.”

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## CROSSWORD AND SUDOKU ANSWERS

A	L	T	A	R		B	O	A	R		W	R	A	P
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### Jerri Lee Rosen

August 8, 1945 - May 14, 2025

Former CEO and Founder of the ground-breaking Orange County nonprofit, Working Wardrobes, Jerri Lee Rosen, has passed at the age of 79. She tirelessly and courageously battled cancer over the past two years.

Ms. Rosen most recently served as Chair of the Executive Coaches of Orange County and vice-chair of her community residence, Reata Glen, and supported WISE (Women Investing in Security & Education) and The Invisible Theater in Tucson.

She was honored many times for her work with WW and her volunteer efforts, most recently as the first Woman of the Year by J.Jill, in 2020, for “making a difference to the Orange County community” and in 2021, was given both the Lifetime Achievement Award from the Angel Light Academy and the Sister Regina Fox Legacy Leader Award from the Orange County Grantmakers Summit.

A long-time fashion enthusiast, she combined that love with concern for women needing both skills and a great ensemble to ace a job interview. That led to the founding of Working Wardrobes for which she served as CEO until her retirement in 2021.

The organization also helped men re-enter the job market and she was particularly proud of the creation in 2012 of VetNet, which offered full wraparound services to both men and women to make the transition from the military into the civilian workforce, said her long-time friend, Jana Turner.

Jerri Lee Rosen was born in Pennsylvania to the late Mae and David Rosen. After the family moved to Phoenix, Arizona she graduated from West Phoenix High School and earned a degree in education from Arizona State University. Additionally, she went on to pursue graduate work at Thunderbird School of Global Management.

She pursued a career in marketing and sales for Del Taco and other food companies before launching her own advertising and marketing company, J.L. Rosen & Company, in 1990.

She is survived by legions of friends, thousands of grateful recipients of her nonprofit work, her beloved Harvey Kaufman of Reata Glen, her sister, Diana Rosen of Los Angeles, and numerous cousins.

An inveterate traveler, she first tasted world travel in her twenties and continued more intensely over the last 15 years with friends until her last trips to Amsterdam and Berlin. She always considered herself “passport ready,” Ms. Turner added. She announced that a Celebration of Life for Jerri Rosen is planned for June in Newport Beach.

In lieu of flowers, donations are suggested for Working Wardrobes at [www.workingwardrobes.org](http://www.workingwardrobes.org).

O’Connor Mortuary (949) 581-4300

[www.oconnormortuary.com](http://www.oconnormortuary.com)



### Gregory D. Johnson

April 7, 1963 - April 20, 2025

Gregory D. Johnson of Bainbridge Island, Washington, passed away peacefully at home surrounded by family on April 20, 2025, at the age of 62, after a courageous battle with cancer. A man of quiet discernment, enduring generosity, and sharp intelligence, Greg lived a life defined by loyalty — to his family, to his work, and his many passions.

A native Southern Californian, Greg had a mind for both structure and curiosity. After earning his undergraduate degree from UCLA, he began his career at Arthur Anderson, where he worked for five years as an audit manager. He earned his MBA from Columbia University and, in 1993, joined Capital Group, a Los Angeles-based global asset management company, where he spent the next 27 years.

Greg started as an investment analyst for U.S. merchandising, retail, restaurant, and footwear companies, and went on to serve as a portfolio manager on multiple funds. Ultimately, he became the Principal Investment Officer of the American Balanced Fund in 2011, one of Capital’s largest, which had \$36 billion in assets under management. When he left the role in 2020, its assets had nearly doubled to \$70 billion and laid an important foundation for the next phase of growth.

Known for his strategic thinking and discipline, Greg earned the trust of colleagues who valued his clarity and long view. He visited the Walmart store in Monrovia every weekend for nearly a decade, talking to employees and customers, and famously stood his ground as an analyst recommending the firm buy the stock after Walmart’s streak of 99 quarters of profit increases was broken in 1996. Greg was also an early investor in Amazon. Shareholders benefited greatly from his insight.

Greg married Jennifer Walston in 1990, whom he met at San Marino High School, and together they built a life anchored in generosity and engagement, shaped by their belief in doing meaningful things and doing them well. They lived in La Cañada Flintridge for 17 years and traveled widely, drawn to experiences that expanded their understanding of the world, and were equally committed to the communities they called home. Their giving reflected their values: education, conservation, scientific research and access for young people. But their greatest pride is their son, Chad, whose kindness, intellect, and character continue to reflect the best of both parents.

Greg believed in supporting what mattered. He had a sharp eye for potential — whether in people, organizations, or investments — and once committed, his convictions did not waiver. At Capital Group, he mentored a number of analysts, sharing his wisdom and helping them learn through his years of experience. His philanthropic commitments reflected the same values: consistency, insight, and long-term impact. He supported organizations including East L.A. Youth Baseball, and actively served on the Boards of Kidspace Children’s Museum in Pasadena, The Fund for People in Parks (founding board member), the Smithsonian Tropical Research Institute in Panama, and the Yosemite Conservancy (18 years). Greg and Jennifer co-chaired the Conservancy’s \$20 million capital campaign to preserve the giant sequoias in Mariposa Grove.

His most personal commitment was to Salisbury School in Connecticut, where he served on the Board’s Executive Committee. His leadership and generosity left a lasting mark on the school, shaping and informing both its present and future, and setting a standard that inspired others.

His generosity extended beyond charitable contributions and showed up in experiences he created for others. Greg shared what he loved: sushi dinners, a great bottle of wine, a sunset cocktail cruise on his boat. Dodger baseball, live music, and time spent exploring the world with family and friends. He found real pleasure in providing moments that became lasting memories. A day on the golf course or an afternoon at the racetrack was his happiest place. He was a member of several golf clubs, including Annandale and Quaker Ridge.

His interest in thoroughbred horse racing, which combined his love of sport with his intellectual curiosity and mathematical mind, led to his deep involvement in the sport. Over time, it became both a business and the fulfillment of a lifelong passion.

Greg is survived by his beloved wife, Jennifer; son, Charles “Chad” Walston Johnson; mother, Kasia Spilos Johnson; brother, Glenn D. Johnson (Kirsten) and their children, Graham and Grant. He will be greatly missed by his large extended family and many friends. He was preceded in death by his father, Gary Dee Johnson.

He was, as one friend put it, one of the last great gentlemen. In life, Greg sought the best and set a high bar for himself and others. He was incredibly humble, and never overstated his impact.

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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **June 10, 2025**, 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**  
Jennifer Morrison  
Jovany Merham  
Matt LaTray  
Gabriel DeLaRosa  
Joshua Hoxsey  
The auction will be listed and advertised on [www.storage treasures.com](http://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.  
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NOTICE OF PUBLIC SALE OF ABANDONED PERSONAL PROPERTY

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on [STORAGETREASURES.COM](http://STORAGETREASURES.COM) on June 6, 2025, ending at 10am. The personal property including but not limited to: Personal and household items stored at Baker Fairview Self Storage, 2955 Fairview Rd, Costa Mesa 92626, County of Orange, by the following persons:

Will sell at public auction on June 6, 2025, 10 AM at above premises the misc. household and personal property of:

Tenant	Unit Size	Unit #
Angelica Munoz	5x15	C253
Jose Aranda	10x10	C247
Jose Gonzalez Efrain	5x5	C59A
Alexander Kaptilniy	10x20	A103
Frankie Ramos	7.5x10	C407
Lucia Roman	10x10	B177

Publish Date: May 22, 2025

BSC 226816 NOTICE OF PETITION TO ADMINISTER ESTATE OF: COLUMBIA P. NELSON 30-2025-01480202-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **COLUMBIA P. NELSON.** A PETITION FOR PROBATE has been filed by **ERIC NELSON** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **ERIC NELSON** 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 **July 02, 2025 at 1:30 p.m. in Dept. CM08** 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](http://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 the Petitioner:  
KEVIN G. RICE & ASSOCIATES  
18377 BEACH BLVD., STE 212  
HUNTINGTON BEACH, CA 92648  
Published in the HUNTINGTON BEACH INDEPENDENT on: 5/15, 5/22 & 5/29/2025

T.S. No. 24-70219 APN: 422-144-08 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/20/2004. 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: **CELIA V. LITTLE, AN UNMARRIED WOMAN** Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 10/26/2004, as Instrument No. 200400962388, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: **6/4/2025** 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: **\$536,204.69** 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: **1973 ANAHEIM AVE COSTA MESA, CALIFORNIA 92627** Described as follows: As more fully described on said Deed of Trust A.P.N #: **422-144-08** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 24-70219. 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](http://www.elitepostandpub.com), using the 24-70219 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: **5/1/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://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 43564 Pub Dates 05/08, 05/15, 05/22/2025

PUBLIC NOTICE

CITY OF COSTA MESA  
STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2024

Pursuant to Government Code Section 40804, of the State of California, the City of Costa Mesa is required to publish a summary of the City's financial report which has been filed with the State Controller's Office. The statement below is that required summarization.

Functions/programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Positions
<b>Governmental activities:</b>			
General government	\$46,273,963	243,921	(46,030,042)
Protection of persons and property	112,351,024	19,914,621	(92,436,403)
Community programs	29,965,511	12,768,284	(17,197,227)
Public services	22,489,960	18,120,387	(4,369,573)
Interest in long-term debt	1,033,694		(1,033,694)
<b>Total</b>	<b>212,114,152</b>	<b>51,047,213</b>	<b>(161,066,939)</b>

General Revenues:

<b>Taxes:</b>	
Property taxes	56,411,786
Sales and use taxes	76,400,160
Transient occupancy tax	10,150,696
Franchise taxes	6,542,802
Business tax	3,902,514
Other intergovernmental, unrestricted	138,951
Investment income	7,200,904
Miscellaneous	2,579,220
<b>Total unrestricted general revenues</b>	<b>163,327,033</b>

<b>Change in net position</b>	<b>2,260,094</b>
<b>Net position – beginning of year</b>	<b>110,944,791</b>
<b>Net position – end of year</b>	<b>\$ 113,204,885</b>

<b>Appropriation limit as of fiscal year end</b>	<b>\$ 298,356,781</b>
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Brenda Green, City Clerk, City of Costa Mesa  
Published on: May 22, 2025

LEGAL NOTICE

Seeking Volunteers to Serve on the Coast Community College District Measure M Bond Oversight Committee

The Coast Community College District is looking for qualified community members to serve as uncompensated volunteers on its bond oversight committee, as required by the passage of Measure M.

Committee members are appointed to a two-year term and are eligible to serve a maximum of three consecutive terms. Applicants may NOT be employees, contractors, consultants or vendors of the Coast District. For more information about Measure M, visit:

[www.cccd.edu/bond-oversight](http://www.cccd.edu/bond-oversight)

Published in the Daily Pilot on:  
May 8, 2025, May 22, 2025 & June 5, 2025

BSC 226818 NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEPHEN EDWARD KITTLE 30-2025-01480195-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: **STEPHEN EDWARD KITTLE.** A PETITION FOR PROBATE has been filed by **Betty DeKovner** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Betty DeKovner** 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 **July 2, 2025 at 1:30 p.m. in Dept. CM08** 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](http://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 the Petitioner:  
W. VITO LANUTI, ESQ  
W. VITO LANUTI & ASSOCIATES, PC  
6621 E. PACIFIC COAST HWY., #260  
LONG BEACH, CA 90803  
Published in the ORANGE COAST DAILY PILOT on: 5/15, 5/16 & 5/22/2025

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:

MENDOZA DRIVE GRAVITY MAIN EXTENSION  
Project No. 349A

The project includes constructing of approximately 110 linear feet of 18" PVC gravity sewer main, and one new manhole in Costa Mesa California. The construction will be located on Mendoza Drive Southbound. A Public Works Encroachment Permit from the City of Costa Mesa will be required.

The Engineer's Estimate for this project is: \$ 123,035.

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 Friday June 20, 2025**, 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.cmsdca.gov/news\\_publications/bid\\_opportunities.php](https://www.cmsdca.gov/news_publications/bid_opportunities.php)

**There is a mandatory pre-bid meeting at 11:00 a.m. on Thursday June 5, 2025. The pre-bid meeting will be held at the job site, 2901 Mendoza Drive in Costa Mesa, CA.**

**All questions regarding the project must be submitted by 5:00 PM Friday June 13, 2025. 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.**

**The contract completion date is July 25, 2025.** Liquidated damages in the sum of \$1000 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: 5/19/25 BY ORDER OF THE BOARD OF DIRECTORS  
OF THE COSTA MESA SANITARY DISTRICT

MARKETPLACE

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

Legal Notices

**NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
FREDERICK P. CHEMBERLEN  
CASE NUMBER 30-2025-01479428-PR-LA-CMC**

**ESTATE OF FREDERICK P. CHEMBERLEN**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Frederick P. Chemberlen

**A petition for Probate** has been filed by Janet Chemberlen in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that Janet Chemberlen appointed as personal representative to administer the estate of the decedent.

**A hearing on the petition will be held in this court as follows: 6/26/2025, 1:30 PM Dept CM07.** Superior Court of California, County of Orange 3390 Harbor Blvd, Costa Mesa, CA 92626, Costa Mesa Justice Complex

**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 a 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:**  
Richard D. Brover  
350 Redondo Avenue, Long Beach, CA 90814  
(562) 433-6795

Published in the Daily Pilot 5/15, 5/22, and 5/29/2025

Bids Wanted

**CITY OF NEWPORT BEACH**

**NOTICE INVITING BIDS**

Sealed bids shall be submitted electronically via PlanetBids to office of the City Clerk, 100 Civic Center Drive, Newport Beach, CA 92660 Before 10:00 AM on the 5th day of June 2025, at which time such bids shall be opened and read for

**FY2024-25 TRAFFIC SIGNAL REHABILITATION**

**Contract No. 9718-1**

**\$1,110,000  
Engineer's Estimate**



Approved by  
**James M. Houlihan  
Deputy PWD/City Engineer**

Prospective bidders may obtain Bid Documents, Project Specifications and Plans via PlanetBids:  
<http://www.planetbids.com/portal/portal.cfm?CompanyID=22078>

Hard copy plans are available via Santa Ana Blue Print at (949) 756-1001 Located at 2372 Morse Avenue, Irvine, CA 92614

Contractor License Classification(s) required for this project: "C-10"  
For further information, call Eric Loke, Project Manager at (949) 644-3336

BID INFORMATION IS AVAILABLE ON THE CITY WEBSITE  
<https://www.newportbeachca.gov/government/data-hub/online-services/bids-rfps-vendor-registration>

**NOTICE:**

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Bids Wanted

**BSC 226863  
NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
KAREN KATHERINE THOMPSON  
aka KAREN K. THOMPSON  
30-2025-01482480-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: **KAREN KATHERINE THOMPSON aka KAREN K. THOMPSON.**

**A PETITION FOR PROBATE** has been filed by **KATHERINE SUSAN THOMPSON ROBERTSON** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **KATHERINE SUSAN THOMPSON ROBERTSON** 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 **July 10, 2025 at 1:30 p.m. in Dept. CM07** 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](https://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 the Petitioner:  
PATRICK McNALLY, ESQ  
LAW OFFICES OF PATRICK McNALLY  
22921 TRITON WAY, STE 231  
LAGUNA HILLS, CA 92653  
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/22, 5/23 & 5/29/2025

Bids Wanted

**BSC 226856  
NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
Frances Ruth Napolitano  
aka Frances R. Napolitano  
aka Frances Napolitano  
30-2025-01482248-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: **Frances Ruth Napolitano aka Frances R. Napolitano aka Frances Napolitano.**

**A PETITION FOR PROBATE** has been filed by **Charlene R. Napolitano** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Charlene R. Napolitano** 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 **July 10, 2025 at 1:30 p.m. in Dept. CM07** 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](https://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 the Petitioner:  
JACQUELINE M. HARAKE, ESQ  
KURTZ, ANDERSON & ASSOCIATES  
25909 PALA, STE 230  
MISSION VIEJO, CA 92691  
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/22, 5/23 & 5/29/2025

Bids Wanted

**BSC 226788  
NOTICE OF PETITION  
TO ADMINISTER ESTATE OF:  
BRENT OWEN CANZANO,  
aka BRENT CANZANO  
30-2025-01476017-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: **BRENT OWEN CANZANO, aka BRENT CANZANO.**

**A PETITION FOR PROBATE** has been filed by **Kirk Canzano** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Kirk Canzano** 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 **June 12, 2025 at 1:30 p.m. in Dept. CM07** 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](https://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 the Petitioner:  
CHRISTINA E. GENTILI NI, ESQ  
Williamson & Gentilini  
1945 PALO VERDE AVE., STE 101  
LONG BEACH, CA 90815  
Published in the HUNTINGTON BEACH INDEPENDENT on: 5/8, 5/15 & 5/22/2025

Legal Notices

Title Order No. : 99100117 Trustee Sale No. : 87969 Loan No. : 399510642 APN : 141-301-12 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/12/2024 . 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 6/12/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/18/2024 as Instrument No. 2024000097293 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: PATRICK GERARD MORELAND, A SINGLE MAN , as Trusutor ROGER ANDERSON TRUSTEE OF THE RWA TRUST DATED 3/1/2014 , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land there: LOT 21 OF TRACT NO. 3749, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 131, PAGES 20 TO 23, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, ASPHALTUM AND ALL OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND WITH THE RIGHT TO REMOVE SAID SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY ON THE SURFACE THEREOF, AS SHOWN IN A DEED FROM MESA DEL MAR DEVELOPMENT CO., A JOINT VENTURE OF TARTAN HOMES, INC., A CORPORATION, AND HESTER DEVELOPMENT CO., A CORPORATION, TO EDWARD A. EVANS AND ELIZABETH A. EVANS, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED DECEMBER 12, 1968 IN BOOK 8813, PAGE 362 OF OFFICIAL RECORDS OF ORANGE COUNTY. 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: 2750 DRAKE AVENUE COSTA MESA, CA 92626. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$422,010.81 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/14/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE," VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924a of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87969. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPSTING.com](http://www.STOXPSTING.com), using the file number assigned to this case 87969 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure in compliance with CA civil code 2924f(f), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(i) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.

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## TENNIS

Continued from page A4

Law and Kartik Nain got past Tran and Justin Nguyen 6-4, rallying for the last three games of the set. That gave Woodbridge a 7-5 sets advantage headed into the final round.

Tran said he rolled his right ankle “pretty bad” right before the CIF play-offs began, restricting his movement in a high quality doubles set.

“That match was just really close, just some minor serves and returns that we could have made more in,” Tran said. “Just little errors that both of us made.”

Later, the match was tied

8-8 with two doubles sets remaining to complete. Law and Nain got past Marina seniors Kevin Brown and Eric Hagan for the ninth Woodbridge set, before Yu and Perkins closed out the match.

Woodbridge won its fourth CIF title in boys’ tennis, the first since 1997.

“Beforehand, we knew that straight up we had the slight edge, but it would have been tough,” said Woodbridge’s Tallakson, a Boise State commit. “Them trying to [stack doubles], we didn’t expect it, but our dubs were ready for it. We put in the work and we got it done.”

Kingman got a bit teary when describing the sen-

iors and what they’ve meant to the program, though key players like Hill, Tran and Buckfeller will return.

“I’m really proud of all the boys,” Kingman said. “They all competed, didn’t get down. It actually was a lot closer than it felt. It felt like it kind of got away from us early, but looking at the numbers, it was really closer than it feels like. It was just a tough mountain to climb.”

Individual pursuits still remain.

Trevor Nguyen and Tran, the Sunset League singles champions, will compete in the CIF Southern Section Individuals tournament beginning on Thurs-



**MARINA'S NO. 2** doubles team of Justin Nguyen, left, and David Tran celebrate after winning a set against Woodbridge during Friday's CIF title match at University of Redlands.

James Carbone

and we really want to capitalize on the opportunity we have.”

matthew.szabo@latimes.com  
Twitter: @mjszabo

## BASEBALL

Continued from page A4

the Oilers would have exited surrendering a lone run if they turned a routine double-play ball. Then Espinoza came on, walked the bases loaded, threw a wild pitch (with Marlow out on an appeal at the plate, a call bitterly argued by Malec and galvanizing for his team).

Another walk, another passed ball — Gavin Spiridonoff emphatically stomping on the plate — and it was 5-3. Warren Gravely's two-run double left tied it up.

“I told them, like, ‘All

right, we're going to throw our four best guys, and they're going to beat us!” Medure said. “Then tip the cap to them. When you don't have a great day, that's how it's going to be.”

Bauer, a senior right-hander with 21 career victories for Santa Margarita, gave up four hits and two unearned runs in 4 1/3 innings, shut down the Oilers in the fifth and sixth, then closed the seventh after surrendering one-out singles to Grindlinger and C.J. Weinstein.

Senior catcher Trent Grindlinger, Jared's brother, thought the Oilers became “complacent.”

“We didn’t have our foot

on the gas the whole time, and that's what happens,” he said. “We were always trying to take it one game at a time, but definitely in the back of our minds, we were expecting to make it all the way. Every good thing comes to an end, but I love these boys.”

In other second-round games Tuesday, Fountain Valley, Costa Mesa, Estancia and Pacifica Christian Orange County all advanced to the CIF quarter-finals.

**Fountain Valley 7, Trabuco Hills 0:** Josh Grack threw a two-hit complete game shutout to lead the Barons in the second round

of the Division 2 playoffs at Fountain Valley High.

Grack walked two and struck out five for the Barons (17-13). Mikey Patterson and Anthony Zamora were each two for four with a pair of runs scored and an RBI for Fountain Valley, while Miles Hiskey was two for three with a pair of runs batted in.

Fountain Valley plays at Torrance on Friday in a Division 2 quarterfinal game.

**Costa Mesa 5, San Juan Hills 4:** Wylan Rottschäfer was three for three with a double and run scored for the Mustangs, also earning the win in relief Tuesday in the second-round Division

3 game on the road.

Aiden Comte was two for four with an RBI, and Mateo Navarro was two for two with a triple and three RBIs.

Costa Mesa (24-6) will host Glendora in a Division 3 quarterfinal game on Friday.

**Estancia 11, Foothill Tech 1:** Nico Viramontes pitched the complete game for the Eagles, improving to 8-0 as Estancia won the Division 6 second-round game on Tuesday at Estancia High.

Sawyer Atkinson and Athan Perez each had a pair of hits for Estancia (17-13), which will remain at

home when it hosts Pacifica Christian Orange County in an all-local Division 6 quarterfinal game on Friday.

**Pacifica Christian Orange County 5, Muir 0:** Johnny Coopman and Jon Stone combined for the shutout for the Tritons in the Division 6 second-round game on Tuesday. John Peterson scored a pair of runs while Scout Escobedo, Taisen Morishita and Stone all had RBIs for Pacifica Christian (14-11). — *Staff writer Matt Szabo contributed to this report.*

SCOTT FRENCH is a contributor to the Daily Pilot.

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Legal Notices	Legal Notices	Legal Notices
<p>NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2547721CAD TS No: Y24-08064 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 6/25/2024. 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. NOTICE is hereby given that Witkin &amp; Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 7/1/2024 as instrument number 2024000163943 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 10/21/2024 as instrument number 2024000273631 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 5/23/1984 as instrument number 84-214034, WILL SELL on 6/11/2025, 1:30 P.M. At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Michael H. Sheldon. The property address and other common designation, if any, of the real property is purported to be: 2044 Vista Cajon, Newport Beach, CA 92660, APN 440-352-07. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$17,672.29. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 AND ALL OTHER INTERESTED PARTIES: 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website <a href="http://www.nationwideposting.com">www.nationwideposting.com</a> using the file number assigned to this case: Y24-08064. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call 916-939-0772 or visit this internet website <a href="http://www.nationwideposting.com">www.nationwideposting.com</a>, using the file number assigned to this case Y24-08064 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non-judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin &amp; Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 4/28/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0474102 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/22/2025, 05/29/2025, 06/05/2025</p>		
Call Classified Today (714) 966-4600	Call Classified Today (714) 966-4600	Call Classified Today (714) 966-4600

Legal Notices	Legal Notices	Legal Notices
<p>NOTICE OF TRUSTEE'S SALE TS No. CA-24-998593-NJ Order No.: FIN-24011096 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/10/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. <b>BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.</b> Trustor(s): <b>Helene J. Brikisn</b> Recorded: <b>8/8/2024</b> as Instrument No. <b>2024000203583</b> of Official Records in the office of the Recorder of <b>ORANGE</b> County, California; Date of Sale: <b>6/2/2025 at 1:30PM</b> Place of Sale: <b>At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701</b> Amount of unpaid balance and other charges: <b>\$352,400.05</b> The purported property address is: <b>21 Coventry #14, Newport Beach, CA 92660-6810</b> Assessor's Parcel No.: <b>935-440-10</b> <b>NOTICE TO POTENTIAL BIDDERS:</b> 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. <b>NOTICE TO PROPERTY OWNER:</b> 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 <b>916-939-0772</b> for information regarding the trustee's sale or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: <b>CA-24-998593-NJ</b>. 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. <b>NOTICE TO TENANT:</b> 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 <b>619-645-7711</b>, or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: <b>CA-24-998593-NJ</b> 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. <b>NOTICE TO PROSPECTIVE OWNER-OCCUPANT:</b> Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. <b>NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:</b> For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-998593-NJ and call (866) 645-7711 or login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: <b>QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318</b> QUALITY LOAN SERVICE CORPORATION TS No.: <b>CA-24-998593-NJ</b> IDSPub #0247948 5/8/2025 5/15/2025 5/22/2025</p>		
SELL your stuff through classified!	SELL your stuff through classified!	SELL your stuff through classified!

Legal Notices	Legal Notices	Legal Notices
<p>T.S. No. 25-72599 APN: 932-070-38 <b>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.</b> 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: <b>NOE CABRERA AND ROSA M. CABRERA, HUSBAND AND WIFE AS JOINT TENANTS</b> Duly Appointed Trustee: <b>ZBS LAW, LLP</b> Deed of Trust recorded 9/8/2006, as Instrument No. 2006000603213, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2009000397693 AND RECORDED ON 07/24/2009 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2018000147800 AND RECORDED ON 04/25/2018 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2022000135742 AND RECORDED ON 04/08/2022,, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: <b>6/18/2025</b> 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: <b>\$302,648.58</b> 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: <b>1624 IOWA STREET # B COSTA MESA, CALIFORNIA 92626</b> Described as follows: As more fully described on said Deed of TrustA.P.N #: <b>932-070-38</b> 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. <b>NOTICE TO PROPERTY OWNER:</b> 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 <a href="http://www.elitepostandpub.com">www.elitepostandpub.com</a>, using the 25-72599. 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 <a href="http://www.elitepostandpub.com">www.elitepostandpub.com</a>, using the 25-72599 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: <b>5/16/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 <a href="http://www.elitepostandpub.com">www.elitepostandpub.com</a> Michael Busby, Trustee Sale Officer</b> 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 43745 Pub Dates 05/22, 05/29, 06/05/2025</p>		
<div> NEED EXTRA CASH? Call Classified and have a garage sale! </div>		
Call Classified Today (714) 966-4600	Call Classified Today (714) 966-4600	Call Classified Today (714) 966-4600