

Daily Pilot

FRIDAY, SEPTEMBER 24, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com

Model aircraft field to remain open

Costa Mesa council members relent after threatening to shut down the hobby because of wildlife disruption.

BY SARA CARDINE

Flying model aircraft in Costa Mesa's Fairview Park — on the chopping block due to concerns about wildlife disruption — may resume in the future, albeit in a limited capacity and only until a new home for the hobby can be found.

That was the opinion Tuesday of a divided City Council, whose members decided on a 5-2 vote not to permanently close a flying field on the park's west end where members of the Harbor Soaring Society club have flown their aircraft for some 60 years.

Instead, panelists narrowly favored allowing nonmechanical gliders to continue flying while city officials updated a master plan for the 200-acre park and scouted other locations in town where remote-control craft might be flown with fewer impacts.

Mayor Pro Tem Andrea Marr made the suggestions in a substitute motion, after the council seemed poised to consider an outright closure of the field to allow for continued restoration of rare coastal vernal pool complex nearby.

The pools are home to the endangered San Diego and Riverside fairy shrimp, a food source for untold numbers of equally rare bird species that migrate, winter and breed in Fairview Park.

City officials have recently tried to strike a balance between maintaining recreational uses at the park and preserving its ecological resources. When hobby aircraft were grounded during Fairview's pandemic closure, environmentalists saw many species returned to the area.

See **Model**, page A4



Kevin Chang | Staff Photographer

PERSONAL TRAINER Ashley Griswold helps start paraplegic Paul Ferguson off on his workout at the Huntington Beach Family YMCA on Thursday.

H.B. man credits local YMCA as 'life-changing'

BY MATT SZABO

Paul Ferguson goes to the Huntington Beach Family YMCA three times a week for one-hour training sessions.

Ferguson, 53, works there with personal trainer Ashley Griswold. They do cable exercises for his back, then he will lift weights in the gym's spacious weight room or work on the upper body ergometer.

The Huntington Beach resident is a T12 paraplegic, the result of a motocross accident 18 years ago. He's in great shape and doesn't let his disability define him.

"It definitely changed my life, for the better, believe it or not," Ferguson said of the debilitating crash. "I appreciate life a lot more and take everything seriously. Not too seriously, but I understand that we're here for a limited time. I know that every day above ground is a good day."

He's been confined to a wheelchair ever since, but he has a funny spin on that.

"I ditch out on leg day," he said with a

Paul Ferguson, a paraplegic as the result of a motocross accident 18 years ago, said workouts in the gym have changed his life for the better.

laugh. "I'm too lazy."

In all seriousness, Ferguson said going to the local YMCA has made a real difference in his attitude and general outlook. He said he lost motivation to work out during the coronavirus pandemic, before passing by the YMCA on Adams Avenue last December.

The gym was doing outside activities at the time. Ferguson jumped right in and linked up with Griswold, who started doing whatever exercises she could with her client. She would link the bands to the posts of the tent outside, or throw a medicine ball with Ferguson.

His core strength is much-improved since he started training there.

"You have to have core strength," Griswold said. "We take it for granted, but for him to be able to sit up and throw a ball back and forth and pull bands each way, he's come a long way."

The Huntington Beach Family YMCA has a variety of programs for all ages, including children. With Labor Day past and children back to their busy school routines, facility officials have been working on ways to keep members and families engaged.

From Aug. 16 to Sept. 19, the branch ran a "check-in challenge." Gymgoers had to visit the gym at least 20 times in the period, putting stickers beside their name on a big board. Those who met the challenge were entered in a raffle to receive a free month membership or two personal training sessions.

"Days that they might have blown it off, [the challenge board] motivated them," Huntington Beach Family YMCA program manager Jimmy Lessard said. "They have that direct visual to see where they're at. It's

See **YMCA**, page A2

Residences at Newport Center project heads to council

Developers initially withdrew their application in 2016 and the proposal was reintroduced last fall.

BY LILLY NGUYEN

After nearly eight years in city review, the Residences at Newport Center project will appear at the City Council dais for discussion and approval of its entitlements this Tuesday.

The project was reintroduced last fall, but its earliest iterations at the property of 150 Newport Center Drive date back to at least 2015 and 2016 when it was originally proposed to be a seven-story, 49-unit building.

It was later reduced in scale to a 35-unit residential project, but property owner Newport Center Anacapa Associates, LLC, later withdrew the project altogether in 2016.

Planning commissioners previously thought the scale of the project was too bulky for its location on Newport Center Drive.

Newport Center Anacapa Associates purchased the property in

2013 and applicant Tod Ridgeway said in a phone interview Thursday that the applications for the entitlement really kicked off in January 2014.

"We've been working this entitlement process since 7½ years ago. I got caught up in the Museum House proposal by the related companies," Ridgeway said. "We changed it a couple of times, but ... we redesigned the entire project starting in 2015 and we went from what was a more dense, higher project to what I would call a California contemporary."

As proposed, the project will include about 28 luxury condominiums and have two levels of subterranean parking. It is expected to be about four stories high. That proposal was unanimously approved by the Newport Beach Planning Commission at a hearing in August.

See **Project**, page A4



Kevin Chang | Staff Photographer

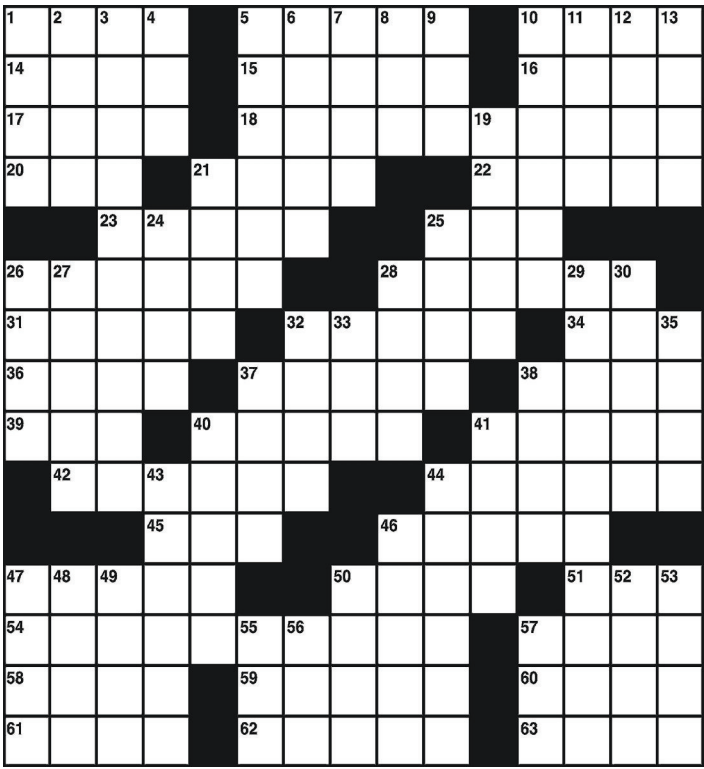
THE NEWPORT BEACH Car Wash at 150 Newport Center Drive would be demolished as part of the proposed Residences at Newport Center project up for approval at the City Council meeting in Newport Beach Tuesday.



THE DAILY
COMMUTER
PUZZLE

By Jacqueline E. Mathews

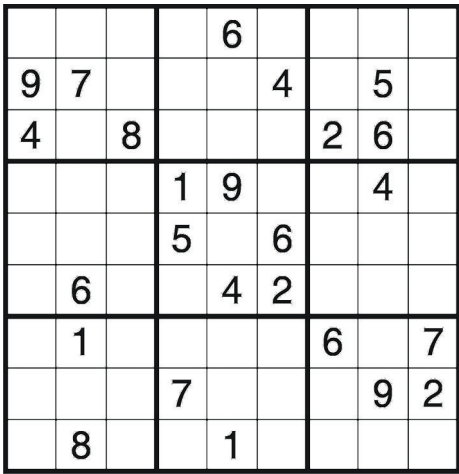
- ACROSS**
1 Flutter about aimlessly
5 Sleigh driver
10 Fraudulent deal
14 Hindu queen
15 Bubbling away on the stove
16 Ear part
17 In the past
18 Meticulous
20 Famous Chairman
21 Rose or Seeger
22 Relaxes
23 _ cuisine; fine food
25 Petrol
26 Those ordained
28 Beau
31 Maims
32 Astronaut John
34 Present topper
36 Singles
37 Pet pests
38 Model airplane kit tube
39 Signer's need
40 Does an usher's job
41 Pretend
42 Stored away
44 Dartboard
45 Auction offer
46 Punctuation mark
47 Parody
50 "The Eternal City"
51 Spot for 3 nursery rhyme men
54 Entrepreneur
57 Bean curd
58 Grows up
59 Game of chance
60 Metallic element
61 Monthly expense
62 Water vapor
63 Abnormal growth
- DOWN**
1 _ sea to shining sea."
2 Ms. Turner
3 Babbling



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.



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

- irrationally
4 Even score
5 OSHA's main concern
6 Diminish
7 Facial center
8 _ for tat
9 Foreman's foe
10 Most devious
- 11 Pigeon cries
12 Border on
13 Predicament
19 Sink hole
21 Wrinkly-faced dogs
24 Hemingway's "A Farewell to _"
25 Revs the

- engine
26 Piece of pork
27 Paths
28 Caspian & Red
29 Not optional
30 Moulin _
31 Parisian cabaret
32 Pleased
33 Give permission to
35 "Jack and Jill _"
37 Nourish
38 Bit of bacteria
40 Speedy
41 Fortune's partner, in phrase
43 Woodwind player
44 Hand drum
46 _ del Sol; Spanish beach area
47 Leave a disfiguring mark
48 Summon with a beeper
49 Ready for business
50 Ceremony
52 ET vehicles
53 Tap the baseball
55 Pacino & others
56 Building site
57 _-tac-toe

Tribune Media Services

Motorcyclist dies, driver, 90, hospitalized after crash

BY SARA CARDINE

Huntington Beach police are investigating a fatal collision that occurred Wednesday on Beach Boulevard near Adams Avenue that caused the death of a motorcyclist and the hospitalization of a 90-year-old motorist, police reported.

The incident occurred shortly before 4:30 p.m., when the victim — described as a 54-year-old man from Stanton — was driving his Harley Davidson motorcycle northbound on Beach Boulevard and collided with a Toyota RAV-4 traveling south and attempting to make a left-hand turn across traffic just north of Adams, according to a release issued Thursday.

At the time of the collision, the vehicle was in a left turn pocket that HBPD spokeswoman Jennifer Carey said was not protected by a traffic light. The

driver of the RAV-4 was identified as a 90-year-old man from Huntington Beach.

When officers arrived on scene, they found the motorcyclist already deceased. The other motorist sustained injuries from the impact and was transported to a nearby hospital but released by Thursday afternoon, Carey confirmed.

It is unknown whether drugs or alcohol may have played a role in the collision.

The Orange County coroner's office as of Thursday afternoon had not yet released the identity of the motorcyclist, pending notification of next of kin.

Wednesday's incident marks the second fatal collision in Huntington Beach involving a motorcyclist in recent weeks. Meghan Wautlet, 22, of Huntington Beach died on Sept. 11 after the Harley Davidson she

was riding with 21-year-old John Murray III, also a resident of the city, collided with a vehicle making a legal U-turn on Pacific Coast Highway near Bolsa Chica State Beach.

Police determined the motorcycle had been traveling at a high rate of speed at the time of the incident. Murray was hospitalized with significant injuries, while Wautlet was pronounced dead at the scene.

Huntington Beach police's Multidisciplinary Accident Investigation Team are investigating Wednesday's collision.

Anyone who may have information on the incident or the events leading up to it is encouraged to contact HBPD Traffic Investigator Doug Demetre at (714) 536-5670 or Investigator Vishal Rattanchandani at (714) 536-5231.

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PAUL FERGUSON said he has transformed his life with healthier fitness routines he practices at the Huntington Beach Family YMCA.



Kevin Chang
Staff
Photographer

YMCA

Continued from page A1

fun to see them pushing each other that way."

Emilio Sosa, operations director for the YMCA of Orange County, wants people to know that the county's YMCA branches do offer personal trainers and a wide variety of activities from children to seniors.

He added that the YMCA takes a healthy mind, body and spirit approach to its members. It's about developing healthy habits.

There are sports and fitness classes for children, and Group X classes for adults.

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LEGAL NOTICE NOTICE OF A PUBLIC HEARING LAGUNA BEACH PLANNING COMMISSION The Laguna Beach Planning Commission will hold a virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: Zoning Ordinance Amendment 21-9983 and Local Coastal Program Amendment 21-9984 to amend portions of the Laguna Beach Municipal Code pertaining to building height allowances for commercial structures providing below-grade parking facilities. Most commercial zones currently exempt below-grade parking garage floor level(s) from the applicable building height measurements provided that the garage access ramp begins its descent within the building footprint. As proposed, this exemption from the building height measurement would also apply to below-grade commercial garages that are designed with an access ramp outside of the building footprint. The draft amendments apply to properties throughout the City's non-residential zones. The Planning Commission will review the amendments and make a recommendation to the City Council. SAID PUBLIC HEARING to be held: Wednesday, October 6, 2021, at 6:00 p.m. For additional information, contact Anthony Viera, Senior Planner at (949) 497-0398 or aviera@lagunabeachcity.net . Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net . The LCP amendment and Zoning Ordinance may be examined on the City's website at the following link (available 72 hours before the public hearing): http://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm . Click on the Planning Commission agenda (located to the right of the Planning Commission hearing date/time) under the Upcoming Events section and then click on the specific agenda item. Comments may be made in writing/email, via teleconferencing during the Public Hearing, or in-person in the Council Chambers. Please note that all members of the public must wear a face covering while in the Council Chambers and must depart Council Chambers immediately after speaking. It is recommended that written correspondence be delivered/mailed to City Hall preferably at least 2 days before the hearing. Comments may be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone via Zoom URL: https://lagunabeachcity.zoom.us/j/99405314155 . If, in the future, you wish to challenge the subject in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing. A Local Coastal Program Amendment is required because all amendments to the City's certified Local Coastal Plan Implementation Program require Coastal Commission approval. The proposed Municipal Code and Local Coastal Program Amendment have been determined to be an exempted project pursuant to State CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) in that the proposed amendments are not anticipated to result in a direct or reasonably foreseeable indirect physical change in the environment, nor will the proposed changes have the potential for causing a significant effect on the environment. Additionally, Public Resources Code Section 21080.5, a provision of the California Environmental Act (CEQA), and Section 15265(c) of the State CEQA Guidelines shift the burden of CEQA compliance to the California Coastal Commission in connection with preparation or amendment to a Local Coastal Program (LCP). The Coastal Commission's LCP review and approval procedures have been found to be functionally equivalent to the environmental review process. Marc Wiener, AICP, Director of Community Development		NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 214485-CS (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: PIEOLOGY THE MARKET PLACE, LLC, 13786 JAMBOREE ROAD, SUITE 110, IRVINE, CA 92602 (3) The location in California of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: PIEOLOGY THE MARKET PLACE, LP, 2642 MICHELLE DRIVE, SUITE 100, TUSTIN, CA 92780 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 13786 JAMBOREE ROAD, SUITE 110, IRVINE, CA 92602 (6) The business name used by the seller(s) at said location is: PIEOLOGY PIZZERIA (7) The anticipated date of the bulk sale is OCTOBER 12, 2021, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 214485-CS, Escrow Officer CANDICE SILVA (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: OCTOBER 11, 2021 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: SEPTEMBER 20, 2021 TRANSFEREES: PIEOLOGY THE MARKET PLACE, LP, A DELAWARE LIMITED PARTNERSHIP ORD-485858 DAILY PILOT 9/24/21		



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- \$25 million to 21 Historically Black Colleges and Universities (HBCUs), Hispanic-serving institutions (HSIs) and community colleges in support of job skilling and placement
- Establishing new partnerships and coalitions focused on building skills and creating job opportunities for people of color
- \$60 million to increase access to capital and career opportunities for Black, Indigenous and People of Color (BIPOC) affordable housing developers
- 33 million+ masks, more than 272,000 bottles of hand sanitizer and 8 million gloves to communities in need
- \$1.35 million in grants to support mental health initiatives for young people of color
- \$25 million founding partnership in the Smithsonian’s new initiative on race, Our Shared Future: Reckoning with Our Racial Past

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MODEL

Continued from page A1

“I want so badly to find a way to continue supporting the Harbor Soaring Society,” Marr said Tuesday. “I’m also confronted with the environmental piece. “The endangered birds aren’t here to speak during public comment,” she continued. “The impacted parties, in many ways, aren’t here to provide us with their input, and there is a legitimate environmental concern.”

Marr suggested the defunct Fairview Developmental Center, a 109-acre site owned by the state that city officials are eyeing for future housing development and open space, might be a better place to fly model planes.

The motion calls on city staff to include in an upcoming revise of the Fairview Park master plan a broad analysis of the use of all model and remote-controlled aircraft. In the meantime, it permits the use of gliders on the field until the document is completed, which could take until 2023.

Councilman Jeff Harlan seconded Marr’s motion, saying the master plan



process was a more appropriate place to decide the future of model airplane flying at Fairview Park than the council dais.

“I’d like to see some compromise here — I think this is the best we can get at the moment,” he added.

Tuesday’s decision is not the first time the fate of the Harbor Soaring Society has been scrutinized.

A Fairview Park Steering Committee considered the matter for more than a year before recommending in April the flying field be closed or relocated to the park’s east side, where the O.C. Model Engineers offer free public rides.

The city’s Parks, Arts and Community Services Com-

mission reviewed the committee’s decision in May but recommended in a 4-1 vote the Soaring Society be allowed to continue activities on the west side with modifications in place.

Council members were asked to provide direction on whether to close the field, allow it to reopen with modifications or move it to the east side. Fairview Park Administrator Cynthia D’Agosta said any option besides closure would take several years and potentially thwart restoration efforts.

“If we are to restore [the habitat], and our goal is to do that, the Fly Field poses some challenges,” she said. “There will need to be a lot of modification that needs to be done to restore it to its full capacity.”

Not all council members agreed with Marr’s compromise. Mayor John Stephens said he’d support finding

CHRIS ADAMCZYK, seen in 2019, attaches a wing to his glider at Costa Mesa’s Fairview Park. Nonmotorized gliders may be the only craft allowed in the park while the city revises a master plan for the 200-acre open space, after a City Council vote.

Courtesy of the Harbor Soaring Society

another location for the activity or, barring that, prohibiting it altogether. Allowing only gliders on the flying field, he said, would be a tricky proposition.

“You put gliders out there, then the remote-controlled plans are going to be out there. Then, before you know it, the drones are going to be out there,” he said.

Reynolds opposed allowing gliders, because rewriting city ordinance language, changing park signage, educating the public as to the change and monitoring use would take too much effort.

“This discussion has taken so much of staff’s time,” she said. “My preference would be to keep flying closed while we move forward on the master plan — we need to invest real time on that and on restoration.”

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Kevin Chang | Staff Photographer

A WORKER wipes down a car at Newport Beach Car Wash.

PROJECT

Continued from page A1

“All I can say is, the applicant: you’ve come a long way. I was here in 2014 when this first came around. It was seven stories, 49 dwelling units and 78 feet high and we had several study sessions and went round and round up to [City] Council, then back to us,” Commissioner Peter Koetting said during last month’s hearing.

“[In] 2016, five stories, 35 dwelling units, 53 feet. Today, 2021, maybe even started in 2020. Four stories, 28 dwelling units, 53 feet in height — a much improved plan,” Koetting said. “Back in ’14 and ’16, I was very concerned about the setbacks, you solved all

those problems. Architectural details, we expected high quality.

“I believe you’ve come up with it. You have a clean EIR. You have no traffic impacts. I think you’ve covered all the bases for a high quality project,” he said, before recommending approval.

Ridgeway said he has met with local advocacy groups in Newport Beach and local homeowners’ associations and he feels there is not any opposition to how the project currently proposed and he remains “cautiously optimistic.”

The City Council will be considering approval of a general plan amendment, zoning code amendment and a development agreement for the project, but Ridgeway said this does not mean that demolition and construction will be immediately underway.

“I think at that point in time, we will evaluate where we are as a partnership and we start making working drawings,” which are essentially construction documents that would eventually need to be approved by the city, Ridgeway said.

“I think, certainly before any construction, it would be a couple years process to get approvals, bid it; it’s quite a ways away yet.”

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Twitter: @lilibirds

CROSSWORD AND SUDOKU ANSWERS

F	L	I	T		S	A	N	T	A		S	C	A	M
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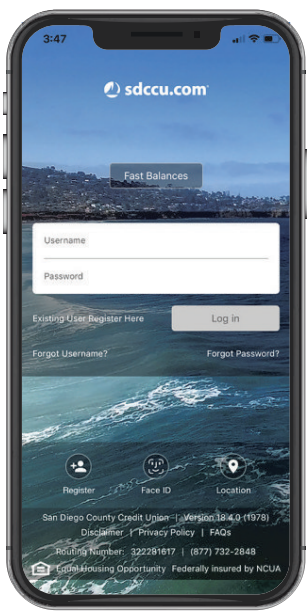
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Photo: David Ivers

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& Christian Robinson
music & lyrics by Lamont Dozier & Paris Dozier
directed by Oanh Nguyen
Jan 7–23, 2022
Theatre for Young Audiences and Families
Ages 4 and up

WHAT I LEARNED IN PARIS

by Pearl Cleage
directed by Lou Bellamy
Feb 12–Mar 12, 2022
On the Segerstrom Stage
High school and up

U.S. PREMIERE

CLEAN

by Christine Quintana
with Spanish translation &
adaptation by Paula Zelaya Cervantes
directed by Lisa Portes
Mar 20–Apr 10, 2022
On the Julianne Argyros Stage
Part of the Pacific Playwrights Festival
High school and up

OUR TOWN

by Thornton Wilder
directed by Beth Lopes
May 7–June 4, 2022
On the Segerstrom Stage
Ages 12 and up

TIGER STYLE!

by Mike Lew
directed by Ralph B. Peña
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On the Julianne Argyros Stage
High school and up

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949-933-6777 Mike

COMMERCIAL REAL ESTATE 1000

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EMPLOYMENT 1500

Employment

Data Warehouse Engineering, Tech Manager w/ Confire Administrative Services, Inc. in Huntington Beach CA and N. Hollywood CA, to be responsible for overall direction, oversight, project ownership & successful delivery of enterprise data warehouse design & implementation. Reqs bach degree + 5 yrs exp. For details & how to apply visit <https://bit.ly/confiedwe>

HEALTH CARE Psychologist
Psychologist with education and at least 2 years of experience needed. Compassionate, empathetic and understanding. Knowledge of English, Armenian and Russian are encouraged. 5012 W Sunset Blvd Unit 201 Los Angeles CA 90027 nototrouhealth-careinc@yahoo.com Asya Vostanikyan 424-332-9536

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Legal Notices

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Tuesday, October 5, 2021 at 7:00 P.M.**, or as soon as possible thereafter, to introduce an Ordinance: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING CHAPTER IV (GARBAGE, RUBBISH AND WEEDS) OF TITLE 8 (HEALTH AND SANITATION) OF THE COSTA MESA MUNICIPAL CODE TO IMPLEMENT THE REQUIREMENTS OF SENATE BILL 1383 (MANDATORY ORGANIC WASTE DISPOSAL REDUCTION)**
Public Comments:
Public Comments in either oral or written form may be presented during the public hearing. Members of the public wishing to participate via Zoom Webinar may find instructions on the agenda. Members of the public may also submit written comments via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the hearing, **October 5, 2021**. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>. 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.
Brenda Green, City Clerk, City of Costa Mesa
Published September 24, 2021

BSC 220594 NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN WILLIAM EMME, aka JOHN W. EMME 30-2021-01221475-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **JOHN WILLIAM EMME, aka JOHN W. EMME**
A PETITION FOR PROBATE has been filed by **LEE ANN HITCHMAN & ANNELISE HITCHMAN** in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests **LEE ANN HITCHMAN & ANNELISE HITCHMAN** 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 **November 10, 2021 at 10:30 a.m. in Dept. C8** located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701
(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for the Petitioner:
CYNTHIA V. ROEHL, ESQ & KATHERINE F. BIADASZ, ESQ
ROEHL & GLOWACKI, P.C.
24422 AVENIDA DE LA CARLOTA, STE 285
LAGUNA HILLS, CA 92653
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 9/24, 9/30 & 10/1/2021

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Legal Notices

NOTICE OF PUBLICATION LIEN SALE West Coast Self Storage 2059 Harbor Blvd Costa Mesa, CA 92627 (949) 631-6666

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 on **October 4, 2021**. The personal property including but not limited to: Personal and household items stored at 2059 Harbor Blvd, Costa Mesa, CA 92627, County of Orange, by the following persons:

Size	Name
5x5	Janet Wilson Know
5x5	Tammy Harshaw
5x5	Vladimir Popov
10x10	Sommer Shankle
10x20	Taylor Sims

Property is sold "AS IS BASIS." There is a refundable \$100 cleaning deposit on all units. Sale is subject to cancellation.

Published: September 17, 2021 and September 24, 2021

NOTICE OF TRUSTEE'S SALE TS No. CA-16-734518-HL Order No.: 160164875-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SHAHRZAD M. TAAI, AN UNMARRIED WOMAN AND BANOO TAAI, A WOMAN AS TENANTS IN COMMON Recorded: 3/27/2007 as Instrument No. 2007000192319 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 11/1/2021 at 9:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$4,408,521.83 The purported property address is: 4 TELESCOPE, NEWPORT BEACH, CA 92657 Assessor's Parcel No.: 477-051-67 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 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-734518-HL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-734518-HL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-16-734518-HL IDSPub #0174815 9/10/2021 9/17/2021 9/24/2021

NOTICE OF TRUSTEE'S SALE TS No. CA-16-734518-HL Order No.: 160164875-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SHAHRZAD M. TAAI, AN UNMARRIED WOMAN AND BANOO TAAI, A WOMAN AS TENANTS IN COMMON Recorded: 3/27/2007 as Instrument No. 2007000192319 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 11/1/2021 at 9:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$4,408,521.83 The purported property address is: 4 TELESCOPE, NEWPORT BEACH, CA 92657 Assessor's Parcel No.: 477-051-67 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 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-734518-HL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-734518-HL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-16-734518-HL IDSPub #0174815 9/10/2021 9/17/2021 9/24/2021

Legal Notices

CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **Thursday, October 7, 2021**, or as soon as possible thereafter, on the following item:
Application No.: ZA-21-28
Applicant/Agent: John De Frenza/JDA Associates
Site Address: 132 E. 19th Street
Zone: C1 (Local Business District)
Description: Zoning Application 21-28 is a request for a Minor Conditional Use Permit to allow the encroachment of an approximately 180-square-foot outdoor dining patio into the front setback. The proposed Café and Bakery would have less than 300-square-feet of total customer area.
Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.
Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be emailed to ZAPublicComments@costamesaca.gov prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

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
By 10:00 AM on the 14th day of October, 2021,
at which time such bids shall be opened and read for**

FY2021-22 TRAFFIC SIGNAL REHABILITATION

Contract No. 8746-1

**\$770,000
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?](http://www.planetbids.com/portal/portal.cfm?CompanyID=22078)
[CompanyID=22078](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**

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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERTA MASSOTH CASE NO. 30-2021-01220355-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERTA MASSOTH.
A PETITION FOR PROBATE has been filed by I. RICHARD MASSOTH in the Superior Court of California, County of ORANGE. **THE PETITION FOR PROBATE** requests that I. RICHARD MASSOTH 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 in this court as follows: 11/03/21 at 10:30AM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701
Notice in Probate Cases
(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or 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
YACOB A. FELDMAN - SBN 100817, LAW OFFICES OF YACOB A. ANN FELDMAN, APC
5850 CANOGA AVE., #400
WOODLAND HILLS CA 91367
9/17, 9/18, 9/24/21
CNS-3511601#
NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

NOTICE OF TRUSTEE'S SALE TS No. CA-15-711700-HL Order No.: 150057863-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/3/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): THUAN BICH TRUONG, A SINGLE WOMAN Recorded: 6/9/2005 as Instrument No. 2005000446545 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 11/1/2021 at 9:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$2,952,247.84 The purported property address is: 10 THUNDERBIRD DRIVE, NEWPORT BEACH, CA 92660 Assessor's Parcel No.: 442-451-17 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 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-15-711700-HL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-15-711700-HL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-15-711700-HL IDSPub #0174808 9/10/2021 9/17/2021 9/24/2021

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BOYS' WATER POLO

Newport routs rival CdM in Surf League opener

BY MATT SZABO

It was the first proper Battle of the Bay water polo atmosphere in a while, a three-week season with limited spectator attendance last spring notwithstanding.

The Newport Harbor High boys' water polo team made sure to put on a show for its home crowd.

Members of the Tar Pit student section jumped into the water to celebrate with the Sailors on Wednesday night after Newport earned a 13-3 victory over rival Corona del Mar in the teams' Surf League opener.

Seniors Mason Hunt and Will Fosselman each scored three goals to lead Newport Harbor (10-1), which was coming off a strong second-place finish in the South Coast Tournament on Saturday.

The Sailors upset top-ranked league rival Huntington Beach in the semifinals before losing to Mater Dei 12-10 in the title match.

Newport Harbor, Huntington Beach and Mater Dei are all tied for first in the newest CIF Southern Section Division 1 poll — which means little to Sailors coach Ross Sinclair.

"At this point of the season, our focus is on us," Sinclair said. "We're trying to establish our identity, play our system and really be the best versions of ourselves. Obviously, we want to be competitive in every game, but I

NEWPORT HARBOR'S Ben Liechty takes a shot against Corona del Mar's Dylan Jatwan.

*Photos by
Scott Smeltzer
Staff
Photographer*



haven't even thought about the rankings. Our focus is, how can we play at our best at the end of the season? I think if we're playing at our best, we're in a position to be very competitive."

Left-handers Gage Verdegaal, a senior, and Ben Liechty, a junior, each scored twice for the Sailors in Wednesday's win. Liechty added three assists.

Richie Rimlinger, Peter Castillo and Cole Borggreve each scored one goal in the Sailors' well-balanced attack. Finn Genc did not score but was a sparkplug early, with three assists and four steals.

Two of Genc's steals in the first quarter led to easy counterattack goals, as the hosts jumped ahead early. Six different players scored the first six goals for the Sailors, who led 8-3 at halftime and shut out the Sea Kings (11-5) in the second half.

"It was a good game for us, a good start to league," Hunt said.

"It was a great atmosphere with all of the fans being back. It was really cool looking out and seeing family friends, classmates, alumni, teachers in the stands for the first time really since 2019 Battle of the Bay. But speaking to our team performance, we played well defensively, especially in the second half."

Junior goalkeepers Cooper Mathisrud (first half) and Bean Altshuler (second half) combined for five saves for the Sailors, who allowed just one "natural" goal. Sophomore left-hander Charles Warmington scored both of CdM's first two goals on the power play.

Sophomores were a common theme for the Sea Kings, who are ranked No. 16 in Division 1. CdM also got a goal from sophomore Camren Simoncelli. Coach Kareem Captan said he started five sophomores; set guard Andrew Bertoia was CdM's only senior



NEWPORT HARBOR'S Cole Borggreve celebrates after scoring a goal against Corona del Mar during the Battle of the Bay rivalry match.

starter.

Sophomore goalkeeper Chase Campbell had six saves and a pair of steals for CdM, which suffered defensive breakdowns. Seven of Newport Harbor's eight first-half goals came on the counterattack.

"With the makeup of my team right now, they're doing a great job focusing on being a better player, better team, better teammates each day," Captan said. "These guys are going to have a lot of time together over the next three years."

"I think the scoreboard and the loss is one thing, but I'm extremely proud of how hard our boys fought from start to finish. I know that on the other side of the aisle, Newport, they know that we

came to fight too."

Newport Harbor continues league play when it hosts Laguna Beach on Wednesday at 7:30 p.m. CdM hosts Dana Hills in a non-league match Friday before facing off against Huntington Beach next week.

The Sailors will look for another balanced effort against the Breakers, who played a competitive game against Huntington Beach on Wednesday, falling 9-6.

"We have a lot of depth," Fosselman said. "That's probably the best part about our team. I think we have really good chemistry for a relatively big team."

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HIGH SCHOOL ROUNDUP

Huntington Beach boys' water polo tops Laguna Beach

BY MATT SZABO,
ANDREW TURNER

Ryder Dodd had three goals as the Huntington Beach High boys' water polo team beat Laguna Beach 9-6 in a Surf League opener Wednesday at Newport Harbor High.

James Rozolis-Hill and Nikola Mirkovic each added two goals for the Oilers (12-1)

Huntington Beach got one goal apiece from Zach Bettino and Matthew Morgan.

Goalkeeper Gabriel Haddad made 10 saves for Huntington Beach.

The Oilers are tied for the top spot in CIF Southern Section Division 1 with Newport Harbor and Mater Dei.

Will Kelly led Laguna Beach (8-6), ranked No. 7 in Division 1, with four goals.

Edison 17, Marina 7: Everett Rowden scored four goals for the Chargers in their Wave League opener Wednesday at Newport Harbor High.

Bryce Towgood scored three goals for Edison (7-5), ranked No. 3 in CIF Southern Section Division 2, while Zach Van Germert and Thomas Geroch each scored twice.

Lico Yuno and Vincent Labonte each put in two goals for Marina (4-5), which is ranked No. 5 in Division 4.

Los Alamitos 23, Fountain Valley 1: The Barons fell to 4-4 after dropping their Wave League opener on Wednesday at Newport Harbor High.

GIRLS' VOLLEYBALL
Pacifica Christian Orange County 3, Riverside California School for the Deaf 1: Rebecca Penjoyan had nine kills to lead the visiting Tritons to a 23-25, 25-21, 25-23, 25-18 win in Wednesday's nonleague match.

Ava Loritz added eight kills, and Carly Kane provided 17 digs for Pacifica Christian (10-6).

GIRLS' GOLF
Costa Mesa 259, Ocean View 286: Sydney Ngo was the medalist

for the Mustangs, carding a six-over-par 41 on Wednesday in an Orange Coast League match at Costa Mesa Country Club.

Grace Wilborn (49), Izel Flores (54), Jayde Rubright (57), Ollie Dietrich (58) and Gabby Hayes (58) also competed for Costa Mesa (5-2 overall and in league), which avenged an earlier loss in league play to Ocean View (4-3 overall and in league).

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