

# Daily Pilot

THURSDAY, FEBRUARY 29, 2024 // dailypilot.com



Photos by Don Leach | Staff Photographer

**NEWPORT BEACH** Council members Joe Stapleton, Brad Avery, Robyn Grant, Noah Blom, Lauren Kleiman and Erik Weigand, from left, scoop a hill of sand as they join in a groundbreaking ceremony on Tuesday for the new \$23.7-million Witte Hall, at the Newport Beach Central Library.

## Officials break ground on library lecture hall

Cost of the long-awaited Witte Hall project, at an anticipated \$23.4M, will be split between the city and the Newport Beach Public Library Foundation.

BY LILLY NGUYEN

In the footprint of what will eventually be the 299-seat library lecture hall, city officials and staff welcomed a small crowd of onlookers to the groundbreaking of Witte Hall late Tuesday afternoon.

Public works director Dave Webb described the project as the next “jewel” in the crown for Newport Beach. The lecture hall, which is named as a result of a \$4-million commitment from Bill Witte and Keiko Sakamoto, was first proposed in 2019. It will be located next to the library courtyard, near the offices of the library staff and the Friends Room, which opened with the library in 1994.

A construction bid for the project was approved in January this year by a divided City Council.

The total all-in cost of the facility — \$23.4 million — will be split between the city and

See **Library**, page A2



**MAYOR WILL O'NEIL** makes comments on the project during a groundbreaking ceremony for Witte Hall. Construction is slated for completion in 2026.

## Site of former TBN HQ to see new life

6.19-acre parcel once home to Christian TV network is set to be resurrected as an upscale event center.

BY SARA CARDINE

Seven years after Christian media company Trinity Broadcasting Network shuttered its Costa Mesa headquarters — an ornate palazzo-styled structure south of the 405 Freeway — the 6-acre site may finally be ready for its resurrection moment.

City planning commissioners on Monday gave their blessing to a proposal to use the newly renovated property, located at 3150 Bear St., to host events inside the 65,924-square-foot structure, which was built in 1978 and contains a domed atrium with a ceiling mural, ballroom and dining room, as well as on the grounds.

Local real estate proprietor Manny Khoshbin, owner of the Irvine-based Khoshbin Co., purchased the property in 2021 for a reported \$22 million, after previ-

See **Site**, page A3

## Laguna Beach Gelson's to close Saturday

President of grocery chain cites a limited number of local customers and a rising cost of doing business.

BY ANDREW TURNER

Gelson's will close its South Laguna Beach location permanently at the end of business on Saturday, the supermarket chain has announced.

The announcement was made in a news release on Feb. 16. The Laguna Beach store is located at 30922 Coast Highway.

“The limited population of the area coupled with challenging economic headwinds for grocers in California has unfortunately made this decision necessary,” Gelson's president and chief executive John Bagan said in a statement. “Despite an amazing and dedicated team, Laguna Beach has been unprofitable.”

See **Gelson's**, page A2

## Tesla driver injured in Newport Beach shooting

BY LILLY NGUYEN

Newport Beach police are investigating a shooting early Wednesday as a possible road-rage incident.

Initial reports said Newport Beach police responded at 12:22 a.m. Wednesday to a Shell station in the 1600 block of Jamboree Road, where they found the victim — the male driver of a Tesla

— suffering from a gunshot wound. The driver, who spoke with police, said road rage led to the shooting.

Sgt. Steve Oberon said the incident appears to have happened in the west Oceanfront parking lot near Newport Pier.

The two parties engaged in a verbal altercation, according to Oberon. Four individuals were standing around the suspect's ve-

hicle when one of them pulled a handgun from his waistband and fired five times into the Tesla, striking the victim once in his left shoulder.

Details are unclear of what took place between the time of the incident and when the victim flagged down police in the area of San Joaquin Hills and Jamboree roads.

The victim was transported to

a nearby hospital, treated for his injuries and released, Oberon said.

At least one passenger was confirmed inside the Tesla. No information on the identity of the suspect is available, according to Oberon, nor is a description of the shooter's vehicle.

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## Huntington Beach residents cry foul after election signs vandalized

BY MATT SZABO

Linda Purtill left her central Huntington Beach home to tutor Wednesday morning.

She was met with an unpleasant surprise after walking out of her front door.

The large sign in the planter of her corner lot, asking Huntington Beach voters to vote “No” on Measures A, B and C, had been vandalized. A green “Yes” sticker had been placed on top of the red “No.”

When Purtill tried to peel it off, the paint underneath went with it, leaving the sign unusable.

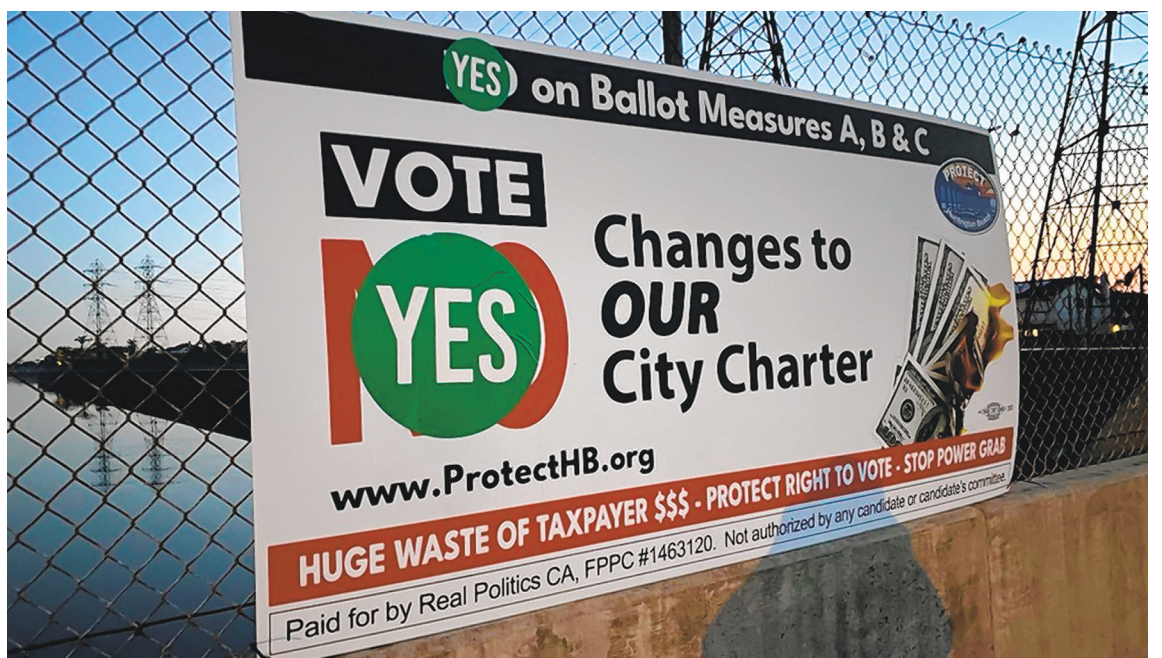
“I felt so violated,” she said. “I was so angry ... but they're very

strategic. They knew what [the stickers] would do to the signs.”

The sign was one of dozens of signs against the charter amendment measures that were apparently vandalized overnight around town, leaving the Protect Huntington Beach members who produced and hung the signs frustrated.

Protect Huntington Beach volunteer Carol Daus said a police report was filed, which city public affairs manager Jennifer Carey confirmed Wednesday afternoon. Under California Penal Code 594, defacing or stealing political campaign signs is a criminal offense.

See **Signs**, page A3



Courtesy of Carol Daus

“VOTE NO on Measures A, B & C” signs were found vandalized Wednesday morning, with “Yes” stickers placed over the “No.” This sign is located on Hamilton Avenue, near Edison High School.



# THE COACH HOUSE

www.thecoachhouse.com



TICKETS & DINNER RES: 949-496-8930



**SAT, MAR 2** Robert Fripp David Singleton  
**THU, MAR 7** THE BODEANS  
**FRI, MAR 8** THE TUBES  
**THU, MAR 14** COLIN JAMES

- 2/29 FOOZ FIGHTERS / PEARL JAMMED
- 3/1 G. LOVE & SPECIAL SAUCE
- 3/2 "2 ENGLISHMEN ABROAD" AN EVENING WITH ROBERT FRIPP & DAVID SINGLETON
- 3/3 WALTER TROUT RECORD RELEASE PARTY
- 3/7 THE BODEANS
- 3/8 THE TUBES
- 3/9 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 3/10 DOUG STARKS HIMSELF (MUSIC AND COMEDY)
- 3/13 REVEREND HORTON HEAT / DALE WATSON / JASON D WILLIAMS
- 3/14 COLIN JAMES
- 3/15 THE FENIANS ST. PATRICK'S DAY CELEBRATION
- 3/16 ARMAGEDDON (DEF LEPPARD TRIBUTE) / MOTLEY 2 (MOTLEY CRUE TRIBUTE)
- 3/17 ROD THE MOD (ROD STEWART TRIBUTE) AND FRAMPTON COMES ALIVE (PETER FRAMPTON TRIBUTE)
- 3/21 X
- 3/22 X
- 3/23 THE HIGHWAYMAN SHOW (CASH, NELSON, JENNINGS, KRISTOFFERSON TRIBUTE)
- 3/24 NELSON
- 3/28 HERMAN'S HERMITS STARRING PETER NOONE
- 3/29 HERMAN'S HERMITS STARRING PETER NOONE
- 3/30 WAYNE NEWTON
- 3/31 LYNCH MOB - THE FINAL RIDE
- 4/4 THE KINGSTON TRIO
- 4/5 ULI JON ROTH
- INTERSTELLAR SKY GUITAR TOUR
- 4/6 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 4/7 CINDERELLA'S TOM KEIFER
- 4/8 GILBERT O'SULLIVAN
- 4/10 JOAN OSBORNE ACOUSTIC TRIO
- 4/11 JIMMIE VAUGHAN
- 4/12 ROGER CLYNE & THE PEACEMAKERS
- 4/13 TINSLEY ELLIS
- 4/14 THE FABULOUS THUNDERBIRDS



**FRI, MAR 15** THE FENIANS  
**MAR 21 & 22** X  
**MAR 28 & 29** HERMAN'S HERMITS  
**SAT, MAR 30** WAYNE NEWTON

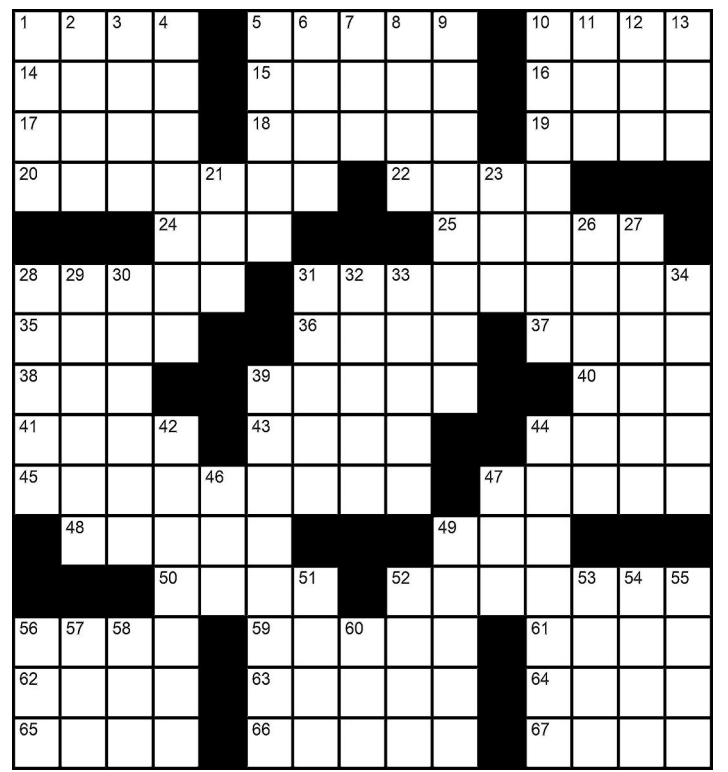
- 4/18 SPONGE
- 4/19 RICHIE FURAY
- 4/20 GEOFF TATE
- 4/21 VONDA SHEPARD
- 4/25 ISRAEL VIBRATION & ROOTS RADICS
- 4/26 FIVE FOR FIGHTING WITH STRING QUARTET
- 4/27 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 4/28 BOB ANDERSON (FRANK SINATRA TRIBUTE)
- 5/5 OINGO BOINGO FORMER MEMBERS
- 5/7 BLUES TRAVELER
- 5/8 JUDY COLLINS
- 5/9 CALIFORNIA GUITAR TRIO
- 5/11 PAT BOONE
- 5/15 MR BIG - THE BIG FINISH TOUR
- 5/17 JOHN CRUZ
- 5/18 VENICE
- 5/19 THE LETTERMEN
- 5/22 THE WAILERS
- 5/24 DSB (JOURNEY TRIBUTE)
- 5/26 BLACKHAWK
- 5/31 YACHTY BY NATURE
- 6/1 STEELHEART
- 6/6 HOWIE DAY
- 6/7 ROBERT JON & THE WRECK
- 6/9 GARY HOEY
- 6/14 AMBROSIA
- 6/15 CHEST FEVER (THE BAND TRIBUTE)
- 6/16 ELVIN BISHOP BIG FUN TRIO
- 6/21 DESPERADO (EAGLES TRIBUTE)
- 6/22 DESPERADO (EAGLES TRIBUTE)
- 6/29 SKELETON CREW (GRATEFUL DEAD TRIBUTE)
- 7/6 SHINE ON (PINK FLOYD TRIBUTE)
- 7/13 FAST TIMES - THE ULTIMATE 80s TRIBUTE!
- 7/20 Y&T 50TH ANNIVERSARY
- 7/27 BOB SCHNEIDER
- 7/28 BOBBY GRAY
- 8/3 CUBENSIS (GRATEFUL DEAD TRIBUTE)
- 8/17 PIANO MEN: GENERATIONS
- 8/31 MICK ADAMS & THE STONES (ROLLING STONES TRIBUTE)
- 9/15 BENISE: FIESTA!
- 9/22 JANE MONHEIT
- 10/3 ZEBRA W/SPECIAL GUESTS FUZZBUBBLE
- 10/18 GARY PUCKETT & THE UNION GAP

## THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

### ACROSS

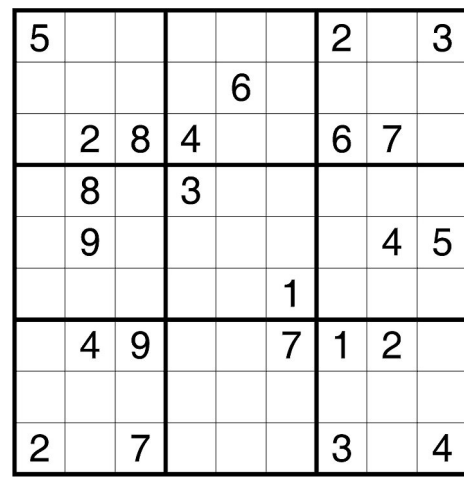
- 1 Male deer
- 5 Org. with Image Awards
- 10 Group of wolves
- 14 Angelic ring
- 15 First Greek letter
- 16 Baby wipe additive
- 17 Word before "Major" or "Minor" in constellation names
- 18 Engine
- 19 Front or back yard
- 20 Do-it-yourselfer's kit: 2 wds.
- 22 Alternative mag since 1984
- 24 Useful connections
- 25 Just wrong: 2 wds.
- 28 NYC's Plaza, for one
- 31 "Gotcha!": 2 wds.
- 35 Eve's grandson
- 36 Off in the distance
- 37 Raw linen color
- 38 Zero, in soccer
- 39 Barbell exercises
- 40 Fellow
- 41 Oscar nominations, familiarly
- 43 "Aha!": 2 wds.
- 44 Farm enclosure
- 45 "Can I get a volunteer?": 2 wds.
- 47 Diminished
- 48 Cook in a pan
- 49 Faux \_
- 50 Way to go
- 52 Rowdy concert area: 2 wds.
- 56 Feel sore
- 59 "Hercules" villain
- 61 Pixar film set in Mexico
- 62 Top of a house
- 63 Some golf clubs
- 64 Imitate
- 65 Broadway award
- 66 Smooth transition



## 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 A3.

67 Wagers

### DOWN

- 1 Closed
- 2 Poi root
- 3 To boot
- 4 Players in front of nets
- 5 New parent's choices
- 6 Very much: 2 wds.

- 7 Right for the occasion
- 8 Former Chinese leader \_ En-lai
- 9 Members of a couple
- 10 Artist's color selection
- 11 Cherry pie \_ mode
- 12 Critter that lows

- 13 Barbie's beau
- 21 NBC sketch show
- 23 Neither hide \_ hair
- 26 "Spare me!": 2 wds.
- 27 Popular martial art
- 28 Temporary tattoo medium
- 29 Veggies with layers
- 30 "See?!": 2 wds.
- 31 Worker's reward
- 32 Bid on a house
- 33 Entrances
- 34 Prepared to play
- 39 "I'll show you how it's done": 2 wds.
- 42 Befuddle
- 44 Game show with a taxi: 2 wds.
- 46 \_ snail's pace: 2 wds.
- 47 Used to be
- 49 Sheriff's group
- 51 Rabbit relative
- 52 List of choices
- 53 Vatican leader
- 54 Rapper/actor: 2 wds.
- 55 Gently throw
- 56 Singer Garfunkel
- 57 Dove's sound
- 58 Sweetie
- 60 Pooch

Tribune Media Services



THE GELSON'S supermarket in South Laguna is closing after several years serving the community.

Don Leach Staff Photographer

## GELSON'S

Continued from page A1

Approximately 40 employees work at the Laguna Beach store. Gelson's intends to retain as many of those team members as possible at other locations, according to the release.

The nearest Gelson's store for Laguna Beach residents will be the one located in Dana Point, at

24 Monarch Bay Plaza.

Signs notifying shoppers of a 50% off sale with the store closing kept the Laguna Beach Gelson's busy on Monday afternoon, even on a rainy day.

A line was building outside the entrance with staff attempting to limit the number of people inside, and products were flying off the shelves. Nearly all the meat was gone.

Convenience was a primary concern of residents who spoke about the store closure, citing difficulty in braving traffic to get around a town known to attract a lot of visitors. As for what residents hoped would come next at the location, a couple expressed a desire to have another grocery store.

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## LIBRARY

Continued from page A1

the Newport Beach Public Library Foundation.

"A few of you are wondering what I'm going to say," joked Mayor Will O'Neill, who voted against the project. "Actually, what I was thinking about recently was a quote from John Dewey, which is appropriate for this particular moment: 'Democracy begins at home, and its home is the neighborly community.' I mentioned that because democracy is tough, but it's worth the fight and it's worth the effort."

"The best part about democracy is the push and pull of ideas and thoughts, especially when they're firmly held and never spoken in anger. This project is obviously a project of democracy and the best part about this is when it's completed and when it's successful, we're going to have a lot of discussion inside of the building — the

push and pull of nuanced conversation."

Newport Beach Public Library Foundation board of directors chair Kevin Barlow said the lecture hall will be a valuable resource and provide many literary, cultural and intellectual programs for the city.

Barlow noted the foundation's role in the project was the same as when residents wanted a central library in 1994 — "to advocate on the behalf of the greater Newport Beach community for this construction and to help fund it by reaching out to those who believe in its significance and ask them for their support."

Construction of the library is expected to take close to two years, with completion slated for 2026. The library's parking lot was partially closed earlier this month so the work could begin. If parking is not immediately available, city staff encourage library patrons to use the Civic Center parking.

"It was over 10 years ago

that the board of the library trustees determined that the Friends Room was inadequate for the vision that we had of the programs that the library could offer and that community organizations could use for their public programs as well. We believed this true lecture hall would enhance the audience experience and fulfill the library's mission to be the cultural, educational and informational heart of the city," said Jill Johnson-Tucker, chair of the lecture hall design committee and chair of the "Beyond Books" fundraising campaign.

Johnson-Tucker thanked city staff, those who were on the design committee alongside her, Robert R. Coffee Architect + Associates and the Irvine Co.

"[Witte Hall] is going to be stunning," she said. "And, more importantly, it will be responsive to the needs of our community."

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AROUND TOWN

Spring shows coming up at Sherman Library & Gardens

Three plant and flower shows will be held at the Sherman Library & Gardens this spring...

The shows include an exhibit, sale, family activities, lectures and other programming...

The first event, Joyful Flowers: Ikebana Show, is set for Saturday and Sunday...

The Clivia Show & Sale will be held Saturday, March 16 and Sunday, March 17...

On Saturday, April 6 and Sunday, April 7, the botanical gardens will host the Bromeliad Show & Sale...



James Carbone

VALERIA BRINKERS a master (Sangetsu) Ikebana instructor, smiles as she finishes her Ikebana arrangement during the Joyful Flowers: Ikebana Show at the Sherman Library and Gardens in 2022.

showcasing the diverse species and cultivars within the bromeliad group. Air plants, Spanish moss and pineapple are some of the most familiar Bromeliads...

For more information, phone (949) 673-2261 or visit thesherman.org.

man Library & Gardens is located at 2647 E. Coast Hwy., Corona del Mar.

Nominations sought for women involved in DEI

Nominations are now open for Supervisor Katrina Foley's third annual Women Making A Difference Awards.

The national theme this

year for Women's History Month in March is "Women Who Advocate for Equity, Diversity and Inclusion."

Nominees must live or work in the 5th District, which is comprised of Aliso Viejo, Costa Mesa, Dana Point, Irvine, Laguna

SIGNS

Continued from page A1

"It's very frustrating," Daus said. "This is a form of vandalism, and this was a planned effort."

Election Day is Tuesday, though voters received their mail-in ballots weeks ago...

Measures A, B and C would approve city charter amendments that have been hotly debated in Huntington Beach.

ton Beach running its own municipal elections and requiring voter identification, while Measure B seeks to codify into the charter the city's flag ordinance...

Measure C is more administrative and would move the city to a two-year budget cycle, as well as update the processes to fill a council vacancy and cancel meetings.

The conservative City Council majority, including Mayor Gracey Van Der Mark and Mayor Pro Tem Pat Burns, have been in favor of the charter amendments.

against them formed Protect HB late last year.

Daus said some members went around trying to remove the green stickers on Wednesday.

"These signs cost thousands of dollars that people raised, residents of Huntington Beach," she said. "It's a heated election coming down to the end, and the last few days are critical, because there are still a lot of ballots that haven't been mailed and we don't know what the in-person voting will be like."

According to a daily report by political data company PDI, about 13% of Surf City voters had voted by mail as of Tuesday.

Van Der Mark on

Wednesday called the vandalism of signs "shameful" and "rude" but added that it's been happening on both sides.

She pointed to a video circulated on social media on Feb. 13 that showed a man removing campaign signs for "Yes on Measures A, B and C," as well as for conservative City Council candidates Chad Williams, Don Kennedy and Butch Twining.

"That is not one of our people," Daus responded. "Our group is not like that. We don't resort to those tactics. They rely on political theater and stunts, and we rely on facts and educate the public about these measures."

Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Newport Beach, San Clemente, San Juan Capistrano, as well as the unincorporated areas of Coto de Caza, Emerald Bay, Ladera Ranch, Las Flores, Rancho Mission Viejo, Stonecliffe and Wagon Wheel.

Foley will announce awardees in a ceremony that will be held during a brunch on Saturday, March 30 at Orange County Museum of Art in Costa Mesa.

Nowruz Festival & Market set

The Nowruz Spring Festival & Market, celebrating the Persian New Year, will be held at the Hilton Irvine Orange County Airport on Sunday, March 17, from 11 a.m. to 6 p.m.

Festival organizers with the O.C. Iranian American Chamber of Commerce promise cultural delights, culinary experiences, including Persian desserts, exhibitors, a DJ and vibrant performances.

The Hilton is located at 18800 MacArthur Blvd. For more information and tickets, visit ociacc.com/ociacc-events.

'The Hunchback of Notre Dame' concert in H.B.

Meritage Vocal Arts Ensemble announced this week it will offer a concert presentation of "The Hunchback of Notre Dame" this spring.

Led by Maestro Brian Dehn, the 60-voice chorus and a full orchestra will be in Huntington Beach on Saturday, April 13, at 7:30 p.m. and Sunday, April 14, at 2 p.m. at the Huntington Beach Library Theatre, 7111 Talbert Ave.

"This is a very special performance in my tenure with Meritage," Dehn stated in a news release. "We have the orchestra, all the music, all the costumes, but presented as a concert, allowing the fantastic story and phenomenal music to take center stage."

"The chorus plays a pivotal role, portraying monks, soldiers, a rowdy crowd and representing the power of the human spirit. I am beyond excited to bring this work to life with these exceptional artists."

Tickets and more information can be found at meritage-vocalarts.org.

From staff reports

SITE

Continued from page A1

ous plans to operate an international language school at the property failed to materialize.

Khoshbin shared his hopes for the project with commissioners Monday.

"We've spent over \$1 million improving the site, beautifying it, and I think the neighborhood really enjoys seeing some life [come back] into the property," he explained.

"I wanted to do this event center to add an amenity to the neighborhood and generate some revenue as well as create some jobs — that was the plan."

City staff have placed some conditions on the site's use, allowing no more than 225 people on the grounds at once, including support staff, and capping operations at 9 p.m. during weekdays and 10 p.m. on Saturday and Sunday.

Free valet parking will be offered, and access to the property will be restricted to a single entrance on Bear Street. A currently unfinished third floor is not to be used as office or event space without approval from the city.

Operators can apply for up to four special event permits annually, to host one-off events such as outdoor car shows or open houses, but are not to use the site as office space while events are taking place.

A handful of residents, particularly those who live in neighborhoods directly east and south of the property, expressed concerns about the potential for noise and traffic, particularly during the busy holi-



Don Leach | Staff Photographer

THE FORMER Trinity Broadcast Network compound, as seen in Costa Mesa on Wednesday.

day season.

"I think the location, as far as what they're trying to do is pretty good," said neighbor Gary Marshall. "[But] Bear Street does get a little busy. My concern is about valet parking with cars lining up on Bear Street. There's only one entrance in and out of that property."

City staff noted the project was not estimated to incur more than 100 peak hour trips so did not trigger regulations requiring a parking study to be performed ahead of approval. They also explained that while a deviation from the city's parking requirement

was being sought, which would have mandated 664 spaces for the behemoth structure, the cap on attendance would keep parking demand in check.

Still, some commissioners were not convinced that what appeared to be a relatively modest use of such a palatial space would not creep to include more events with higher capacities in the years ahead. Jon Zich said he was concerned the panel was being asked to approve "a camel's nose under the tent."

He cited a portion of Khoshbin's valet parking plan indicating the infrastructure could support up

to 401 vehicles and wondered whether the third floor might someday be used for more.

"Why would we contemplate that? Because somewhere down the road, it's likely to be that and, at that point, it's a different project than what's in front of us today, and different from what residents have had the opportunity to consider," Zich said.

"There's a project in front of us, then there's the project that represents the entirety of the camel that isn't in front of us, and I'm concerned about that."

Panelists ultimately approved the project in a 5-1

vote, with Zich opposed. Commissioner Jimmy Vivar encouraged any residents with concerns to monitor activity during events and report any issues or potential code violations they may observe.

"You are our eyes and ears in the community," Vi-

var said, explaining code enforcement officers may be sent out to investigate potential violations. "If anything does happen, I encourage you to reach out to the city."

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Information for Mesa Water Customers. As part of our commitment to providing 100% local, reliable, clean, safe water, Mesa Water District (Mesa Water®) will be temporarily converting its water disinfection process from chloramine to free chlorine beginning March 4.

CROSSWORD AND SUDOKU ANSWERS

Crossword puzzle grid with letters filled in.

Sudoku puzzle grid with numbers filled in.



**BOYS' BASKETBALL**

# Marina breaks through for first CIF title

**BY ANDREW TURNER**

Marina threw up a lot of threes and hit enough of them to spot itself a halftime lead of a dozen points.

By the midway point of the third quarter, that lead had vanished entirely — and the game was on.

The Vikings responded to that challenge, never relinquishing the lead again, going on to claim a 53-49 victory over third-seeded Long Beach Poly in the CIF Southern Section Division 2A boys' basketball final on Saturday at Edison High.

Marina won for the first time in its five championship game appearances, the most recent of which had come in its home gym against Glendora on a June evening in 2021 following the resumption of high school athletics from the coronavirus pandemic.

In doing so, the Vikings spared their coach from delivering a runner-up speech he felt he could not bear to deliver.

"We were in [the CIF finals] three years ago, and I think our coaching staff's mindset was different than it was then," Marina coach Nick Racklin said. "We really didn't want to go back to the school with another speech of, '... Still a great season by getting to the finals.' I was not that prepared and ready to give that speech again. That was why I felt pretty emotional about holding that [championship] plaque."

Barak Simon had 19 points for Marina (26-8), matching Jovani Ruff of Poly (24-10) for the game-leading mark. They were matched up against each other throughout the game.

"I was in eighth grade when it happened, when [Marina] went to the finals and lost [to Glendora]," Simon said. "We were up 12 [points], and we came back, and I did not want to face that talk. [Racklin] didn't want to give that talk. We didn't want to face that talk. We decided to get the win."



Don Leach | Staff Photographer

**THE MARINA BOYS'** basketball team jumps out onto the court after winning the CIF Southern Section Division 2A title against Long Beach Poly on Saturday at Edison High.

A deliberate approach on the offensive end saw the Vikings swing the ball around the perimeter, forcing the Jackrabbits to defend for full possessions, some of which they maximized.

Marina made six of 17 attempts from the three-point line in the first half. The conversions included a pull-up three from Simon off a steal in the front court, as well as a buzzer-beater from the left corner by Dylan Gomez to end the second quarter.

"In this type of game, we don't really care who scored," Gomez said. "We just wanted to win, and we trust each other. Guys were open, we found them, and shots went in that second quarter."

Mark Yeager finished with nine points and eight rebounds for Marina. Luke Pratali added four points and nine rebounds. Jared Palacio and Ryan O'Rourke each recorded two blocked shots.

Poly needed just four minutes to turn a 34-22 halftime deficit into a new game, a 12-0 run being keyed by two three-pointers from Giovanni Ofoegbu.

Yeager's only points of the second half — a baseline floater plus the free throw — put Marina back in front 37-34. Gomez drained another corner three to double the lead.

The score remained within two possessions for all but the first two minutes of the second half. Marina made critical effort plays to stay on the right side of the scoreline.

As the teams jostled for momentum, O'Rourke made a steal under his own basket and a block the next time the Jackrabbits had the ball. Those contributions canceled out potential momentum-shifting blocks by Ruff and Austin Unegbu. All four possessions happened within a minute midway through the fourth quarter.

"We were never going to step our foot off the gas," said O'Rourke, who added eight points and six rebounds. "... It's just the next play. If you mess up, [commit] a turnover, just go to the next

play. If you make a shot, it's next play. Don't think about it too much."

The Jackrabbits beat visiting Corona del Mar 57-54 in the semifinals. Poly coach Shelton Diggs noted that the Vikings received more balanced contributions than their Sunset Conference counterparts, who saw Maxwell Scott put up 33 points for the Sea Kings on Feb. 16.

Racklin was still in disbelief as the press conference ended, saying it would take a couple of days for reality to set in.

Poly was seeking its 20th section title in boys' basketball, and it was that history that Racklin used as a rallying cry for his team.

"We had zero [CIF titles]," Racklin said. "I think that was motivation enough for our guys to just say, 'Why not? Why not Marina?' We played San Gabriel Academy in the semis, and we talked about how we had to be the best box-out team on the planet and how we had to be the toughest team on that floor."

"I'm all about our guys not settling for success, and so my challenge to them today was could we box out better than we did against San Gabriel Academy and could we be tougher, and we certainly met both of those goals today."

The CIF State Southern California Regional Division II playoffs got underway on Tuesday. Third-seeded Marina was upset by Los Angeles King Drew 55-46 at home, ending the Vikings' historic season.

Poly, which was placed in the bracket as the No. 5 seed, was also eliminated after a narrow 51-49 defeat to visiting Bakersfield Christian.

[andrewturner@latimes.com](mailto:andrewturner@latimes.com)  
Twitter: @AndrewTurnerTCN



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### Legal Notices

T.S. No. 096801-CA APN: 178-632-47 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/4/2007. 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 On 3/21/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 10/30/2007 as Instrument No. 2007000658509 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: MICHAEL C HAMLIN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1: LOT 60, OF TRACT 7837, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 314, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: AN UNDIVIDED 1/84TH INTEREST, IN LOTS C, E AND B OF TRACT NO. 7837 AS SHOWN ON A MAP RECORDED IN BOOK 314, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, EXCEPT THAT PORTION OF SAID LOT B DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT B, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY LINE OF BOARDWALK DRIVE, AS SHOWN ON SAID MAP OF TRACT 7837; THENCE ALONG THE BOUNDARY OF SAID LOT B, NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 191.20 FEET; SOUTH 89 DEGREES 19 MINUTES 51 SECONDS WEST 153.00 FEET; NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 215.00 FEET; NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 93.00 FEET; SOUTH 0 DEGREES 40 MINUTES 09 SECONDS EAST 70.00 FEET; NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 232.00 FEET; NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 40.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 78.00 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 09 SECONDS EAST 383.46 FEET TO SAID NORTHERLY LINE OF BOARDWALK DRIVE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 19 MINUTES 51 SECONDS WEST 167.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 52 SECONDS A DISTANCE OF 82.70 FEET TO THE POINT OF BEGINNING ALSO EXCEPT THAT PORTION OF SAID LOT B DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT B, SAID CORNER ALSO BEING A POINT ON A CURVE IN THE NORTHERLY LINE OF BOARDWALK DRIVE AS SHOWN ON SAID MAP OF TRACT 7837, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 52 SECONDS A DISTANCE OF 82.70 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 102.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 219.25 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 51 SECONDS WEST 37.00 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 124.21 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TRACT 7837, SAID LINE BEING DESCRIBED ON SAID MAP ON "NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 232.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT 7837, NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 24.00 FEET AND NORTH 0 DEGREES 40 MINUTES 09 SECONDS WEST 40.00 FEET; THENCE LEAVING SAID BOUNDARY NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 78.00 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 09 SECONDS EAST 383.46 FEET TO SAID NORTHERLY LINE OF BOARDWALK DRIVE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 19 MINUTES 51 SECONDS WEST 65.00 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 3: AN UNDIVIDED 1/84TH INTEREST IN LOTS A, D, F, 90 AND 91, OF TRACT NO. 7837 AS SHOWN ON A MAP RECORDED IN BOOK 314, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, OF SAID ORANGE COUNTY. EXCEPT FROM THE ABOVE PARCELS ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND CHARACTER (EXCEPT WATER AND RIGHTS TO APPROPRIATE OR DIVERT WATER, WHETHER SUCH RIGHTS BE VESTED OR CONTINGENT) IN, UNDER OR RECOVERABLE FROM SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF SAID LAND ABOVE 500 FEET BELOW THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID LAND, AS RESERVED IN DEED TO JASAM, INC., RECORDED OCTOBER 11, 1960, IN BOOK 5456, PAGE 410, OFFICIAL RECORDS. ALSO EXCEPT FROM THE ABOVE PARCELS THE SUBSURFACE WATER RIGHTS BUT WITHOUT ANY RIGHT OF ENTRY TO THE SURFACE OR SUBSURFACE ABOVE A DEPTH OF 500 FEET AS DEDICATED TO THE CITY OF HUNTINGTON BEACH, AS SHOWN BY A RECITAL ON THE MAP OF SAID TRACT. The street address and other common designation, if any, of the real property described above is purported to be: 16715 ALGONQUIN ST, HUNTINGTON BEACH, CA 92649 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. 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 the Notice of Sale is: \$116,456.98 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 096801-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearconcorp.com](http://www.clearconcorp.com), using the file number assigned to this case 096801-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

### Legal Notices

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#### Advertisement of Public Sale

In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on March 14, 2024. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following. TENANT NAME SPACE NUMBER Jason West 1042 Washington Owino1143 Winnie La Treece Alfred 2191 Judith Birba 2371 Judith Birba 2393 Tammie Guilloroy 5253 Tabitha Fowler 3148 Ronald Vanyur 3585 Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this February 29, 2024, and March 7, 2024. Auction Listed on [storage-treasures.com](http://storage-treasures.com). Final bid at 12:00 noon. 2/29, 3/7/24 **CNS-3787305# DAILY PILOT**

T.S. No. 23-65336 APN: 023-052-52 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/25/2021. 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: **TONY MAVUSI, A MARRIED MAN, AS HIS SOLE AND SEPARATE Property** duly Appointed Trustee: ZB5 Law, LLP Deed of Trust recorded 7/12/2021, as Instrument No. 2021000445581, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: **3/13/2024** 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: . Notice: 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: **75 ADAMS AVE, HUNTINGTON BEACH, CALIFORNIA 92648** Described as follows: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST, P.N #: **023-052-52** 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 file number assigned to this case 23-65336. 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 file number assigned to this case 23-65336 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: 2/1/2024 **ZB5 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 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 39262 Pub Dates 02/15, 02/22, 02/29/2024

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **March 19th, 2024**, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **2950 Bear St Costa Mesa CA, 92626 949-415-5680 12:00 PM** Behram Seyed Javadi Robert Martin Dolores M. Williams-Blair Bret Percival The auction will be held 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 in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 2/29/24 **CNS-3786212# DAILY PILOT**

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **March 19, 2024**; Life Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **3190 Pullman St. Costa Mesa, CA 92626 (714)243-4094 12:00 PM** Ron Nadraskey Andrea Garau Jacqueline Cohen Charles Gillentine Evan Sillings Paphaphone Luangkiet Matthew Ashby 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 2/29/24 **CNS-3787329# DAILY PILOT**

NOTICE OF TRUSTEE'S SALE No. 23-352-ORG: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 1, 2022. 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. On MARCH 20, 2024 at 1:30 pm, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, Ca. 92701, The Foreclosure Company, Inc., as Trustee, will sell at public auction to the highest bidder for cash (payable at the time of sale in lawful money of the United States) the following described property situated in the County of Orange, State of California, described more fully within said Deed of Trust. The street address and other common designation of the real property described above is purported to be: 524 Seaward Road, Newport Beach, Ca. 92625 APN: 459-151-13 The undersigned disclaims any liability for any incorrectness of the street address and other common designation shown here. 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 in a foreclosure sale under a lien secured by the property, 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 (408) 374-7204 or visit [www.foreclosureco.com](http://www.foreclosureco.com) or [www.nationwideposting.com](http://www.nationwideposting.com) and check Trustee's Sale #23-352-ORG. 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 (408) 374-7204 or visit [www.foreclosureco.com](http://www.foreclosureco.com) or [www.nationwideposting.com](http://www.nationwideposting.com) and check Trustee's Sale #23-352-ORG 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. Said sale will be made without covenant or warranty, expressed or implied regarding title, possession or encumbrances to satisfy the obligations secured by and pursuant to the Power of Sale conferred in the Deed of Trust executed by 524 Seaward Rd. Acquisition, a California limited liability company, as Trustor, Recorded on September 8, 2022 as Instrument Number 2022000301211 of Official Records in the Office of the Recorder of Orange County. At the time of the initial publication of this Notice, the amount due to satisfy the obligation secured by the subject Deed of Trust, estimated costs, expenses, fees and advances is \$2,830,910.72. To verify the opening bid call (408) 374-7204, before the sale date. The Foreclosure Company, Inc., as Trustee, 827 Cedar Street, Santa Cruz, Ca. 95060 By: Christina Leigh, Foreclosure Officer Dated: February 21, 2024 This office is attempting to collect a debt and any information obtained will be used for that purpose; whether that information is obtained verbally or in writing. NPP0457484 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/29/2024, 03/07/2024, 03/14/2024

### Legal Notices

### Legal Notices

**BSC 224678 NOTICE OF PETITION TO ADMINISTER ESTATE OF: HENRY C. VOLKER 30-2024-01377576-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: **HENRY C. VOLKER.**  
**A PETITION FOR PROBATE** has been filed by **MICHELE ADAMS** in the Superior Court of California, County of **ORANGE.**  
**THE PETITION FOR PROBATE** requests that **MICHELE ADAMS** 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 **April 11, 2024 at 1:30 p.m. in Dept. CM06** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626  
**The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](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:  
TRENT C. MARCUS, ESQ  
TRENT C. MARCUS, A LAW CORPORATION  
19900 BEACH BLVD., C-1  
HUNTINGTON BEACH, CA 92648  
Published in The HUNTINGTON BEACH INDEPENDENT on: 2/15, 2/22 & 2/29/2024

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: VINCENT ANTHONY VACCARO 30-2024-01373870-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: **Vincent Anthony Vaccaro**  
**A PETITION FOR PROBATE** has been filed by **Jeffrey A. Vaccaro** in the Superior Court of California, County of Orange.  
The Petition for Probate requests that **Jeffrey A. Vaccaro** 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 **03/27/2024 at 01:30 p.m. in Dept. CM05** located at Superior Court of California, County of Orange  
Costa Mesa Justice Complex  
3390 Harbor Boulevard  
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 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.

**Petitioner:**  
Jeffrey A. Vaccaro  
2352 South Winona Court  
Denver County  
Denver, Colorado, United States, 80219  
720-819-1204

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## BOYS' SOCCER

## Newport Harbor hangs on to win CIF Division 2 title

BY ANDREW TURNER

ORANGE — The Newport Harbor boys' soccer team edged Foothill 4-3 on Saturday to win the CIF Southern Section Division 2 championship at Fred Kelly Stadium.

Harutyun Kelyan, Eduardo Hopkin and Olivier Renard scored for Newport Harbor (20-5-1), which was also the beneficiary of an own goal in the first half.

Newport Harbor won its second section championship and its first outright CIF title. In its previous CIF finals appearance, Newport Harbor shared the Division 1-A crown with Corona Centennial after a scoreless draw in 1991.

"It was just an amazing buildup," Renard said. "Freshman year, we came, we didn't play varsity. Sophomore year, we understood what varsity was. Junior year, we went to the [Division 3] semifinals, we understand what CIF is, we understand the stakes."

"This year, we understand, even though we didn't really think about it



James Carbone

**NEWPORT HARBOR'S** Beck Brosnan (21) and Harutyun Kelyan (12) celebrate the opening goal on Saturday in the CIF Southern Section Division 2 final at Fred Kelly Stadium.

coming into preseason that we were going to make CIF, you just never know when things happen. There's always a Cinderella story."

Possession and chances favored Foothill leading up to that point, the back line of Hayden Baker, Jack Davey and Landon Baker being forced to play clean defensively as a number of balls were played into the Newport Harbor box in

front of goalkeeper Jack Shepherd (two saves).

The Sailors led 3-0 at halftime, an explosive run of play that included a bicycle-kick finish by Hopkin for the third goal in the 20th minute. Hopkin, a senior transfer from Corona del Mar, then provided the service on Renard's scoring header in front of the goal in the 49th minute.

Kelyan opened the scoring, running onto a throw-in by Jake Shubin toward the offensive goal line and finding the angle from the left wing in the 11th minute.

In the 17th minute, Shubin served a cross in from the right corner flag, which Renard redirected on goal. Trent Samaha reacted to play the ball off the line, but the clearance went off the back of Foothill goalkeeper Joshua Picker (eight saves) and into the net.

Hopkin's bicycle kick followed three minutes later, making the clock, as much as the score, an ally of the Sailors.

"I just saw Beck Brosnan heading the ball," Hopkin said. "... I'm a striker, so I play with my back to the goal a lot, so I kind of knew where I was. I flicked it and hoped for the best, and the best happened."

Foothill (16-6-8) fought back to strike fear into the hearts of the Sailors and their supporters, Lucas Regan providing goals 11 minutes apart before Brock Chapman streaked up a seam, his rising finish cut-

ting the Knights' deficit to one goal with nine minutes remaining.

Regan's second goal came in the 66th minute, as he rolled a free kick under the player wall in front and inside the left post before second-half goalkeeper Rocco Villarreal (three saves) could get to the shot.

The offensive exploits of the Knights came after they failed to produce a goal in consecutive matches, advancing via penalty-kick shootouts against Redondo Union in the quarterfinals and versus Redlands East Valley in the semifinals.

For Newport Harbor, the late stages of the final largely mirrored its semifinals experience, when the Sailors were made to sweat out the closing moments against Los Angeles Loyola after jumping out to a 3-0 lead.

"We can't stop putting our foot on the pedal," Renard said. "Gladly, we were able to scrape that one out, even though we should have won 4-0."

Ignacio Cid, the sixth-year coach of the Sailors,

hoisted a CIF championship trophy for the first time. He had been to a CIF final as a player at El Dorado in 1999, when the Golden Hawks lost to Santa Margarita 3-1 in the Division III final.

"Guys playing injured, guys limping on the field, I think that's the thing I'm going to remember," Cid said. "[Oswaldo Portillo] taking a foul that he knows he could get out of the way of, and he gets fouled, things like that. Those are all choices that a player can choose not to do. I think that's the culture that we bring, and that's why those guys don't think twice about those decisions."

Newport Harbor is the top seed in the CIF State Southern California Regional Division III playoffs. The Sailors defeated visiting Spring Valley Steele Canyon 1-0 on Tuesday to begin the tournament. Steele Canyon (11-4-8) was the Division 1 champion from the San Diego Section.

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## GIRLS' WATER POLO

## Newport Harbor Sailors bow out in regional semifinals

BY MATT SZABO

The CIF State Southern California Regional Division I girls' water polo tournament fell during "ski week" in the Newport-Mesa Unified School District.

This presented a unique challenge for Newport Harbor. Not only did the Sailors have to gear up for another tournament after falling by a goal to eventual champion Orange Lutheran in the CIF Southern Section Open Division semifinals, but they were unable to head out of town during their

week of vacation.

"If they wanted to get in and splash around, have some fun, they had the option," coach Ross Sinclair said. "We didn't have any practice, though ... We had put all of our eggs in one basket for [the Open Division title]. To do it again is something that's really difficult to do."

Newport Harbor was competitive for a half but lost to Orange Lutheran 9-1 in a Southern California Regional Division I semifinal match Friday night at Mt. San Antonio College, end-

ing the Sailors' season.

Orange Lutheran (31-0) finished off a perfect season with its 8-4 win over Mater Dei in the regional final on Saturday.

The Sailors were nearly shut out in the regional semifinal, with senior Sofia Del Villar scoring the team's only goal with 1:08 left in the contest. Freshman Valery Verdugo had the assist.

"Their goalie [Kyla Prana-jaya] is good, but I thought we made her look really, really, really good today," Sinclair said. "We threw the ball at her about eight or

nine times, so that makes it easy for her to do her job."

Newport Harbor (19-10) did battle throughout a bizarre first half which saw just one total goal scored — Orange Lutheran's Jailynn Robinson netted it on the counterattack in the final minute. But the Lancers could not convert four power-play chances in the half.

Sailors junior goalkeeper Lydia Soderberg made three player-down blocks before junior Harper Price came up with a steal on the fourth possession.

"I just think our first half really showed our defensive skill," Soderberg said. "I didn't think that half was going to happen, but it really set the game for us and gave us a lot of energy and fight. I was definitely more pumped up."

Robinson ended up leading Orange Lutheran with three goals, while Allison Cohen and Samantha Kim each scored twice.

Of the Sailors' 10 losses this season, Friday's result was the only defeat by more than two goals.

Newport Harbor will lose

seven seniors — including key contributors like senior center Ryan Chalupnik, Del Villar and Angelena Peterson — but will begin to rebuild for next year.

"We had a very new group, a couple of freshmen playing, sophomores," Soderberg said. "This was my first CIF ever, and it was a big step up for me as well. I thought it was a great experience, and I hope to come back next year and do even better."

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### Los Angeles Times TimesOC



California State Parks seasonal lifeguard Sierra Fockler discovered a 14-inch Pacific football fish around 2:30 p.m. on Friday, Oct. 13, near the lifeguard station located at Crystal Cove State Park in Orange County. It's the second such case of the fish washing ashore over the last three years. (Courtesy of California State Parks)

Good morning. It's Wednesday, Oct. 25. I'm Carol Cormaci, bringing you this week's [TimesOC newsletter](#) with a look at the latest local news and events.

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp teeth.

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spooky-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.