

# Daily Pilot

FRIDAY, SEPTEMBER 6, 2024 /// dailypilot.com



Eric Licas

**WEEDS AND** old furniture fill the yard of a home on Balboa Boulevard in Newport Beach. Volunteers with the Labors of Love program will tidy up and get the home up to municipal code on Sept. 14. The program is an extension of an effort in Costa Mesa to spread neighborliness.

## Program expands to bring love to Newport Beach

BY ERIC LICAS

A vintage wooden bookcase holds small planters displayed on the porch of an old house in the 100 block of East Balboa Boulevard, about 1.5 miles past Newport Beach Pier. Tin and ceramic pots sit arranged near the center of tables placed at either corner of the home's narrow frontyard.

"They're dead," Birdi Kumar, project coordinator for the non-profit Trellis, said of the potted plants. "But they're there, and they were obviously intentionally placed. It's very evident, if you stop and pay attention, that there's someone here. A person lives here."

But weeds have conquered most of the lawn, some growing taller than the wall separating them from the front porch. Layers of recently applied paint fail to hide the contours of older, cracked layers. The wood furni-



Courtesy of Trellis

See **Program**, page A3

**VOLUNTEERS WITH** the Labor of Love program help tidy up a home in Costa Mesa.

## F.V. police have plan to boost recruitment

BY ANDREW TURNER

Facing a significant staffing shortage, the Fountain Valley Police Department approached the City Council Tuesday with a plan to provide a boost to its recruiting efforts.

The department has a dozen police officer vacancies and has three openings for dispatcher positions.

"That's a lot," Mayor Glenn Grandis said. "That's a critical issue for our community."

Police Capt. Steve DeSantis presented an incentive program for law enforcement personnel who make a lateral move to the department. Current employees would also be incentivized for getting involved via a referral process.

"To date, your police depart-

ment has employed aggressive recruiting campaigns by expanding our efforts at colleges, job fairs, police academies and military bases, and invested time and money into posting job fliers in various law enforcement publications, even those out of state," DeSantis said. "We feel that more must be done to attract the highest quality individuals to our city."

The incentive program would require a budget of up to \$165,000 per year. City officials said the department's personnel budget could handle the cost in the current fiscal year.

Officers hired as a lateral move would be eligible for up to a \$10,000 signing bonus. The amount would be paid in two

See **Police**, page A3

## New school district superintendent hits the ground running

BY MATT SZABO

Carolee Ogata started off her professional career as an English teacher at Marine View Middle School in Huntington Beach.

Along the way, she's been an assistant principal, director of instruction, director of personnel. The list goes on for the new superintendent of the Huntington Beach Union High School District.

"It's been a long road," she started to sing, to the tune of the Wiz Khalifa song "See You Again."

Ogata smiled. "You don't have to put that in [the article]," she said.

It's not a secret that Ogata has a fun-loving attitude. She believes that will help her as she transitions into the lead role in the district with six comprehensive high schools and about 14,000 stu-

dents.

"I think I have a sense of humor," she said. "Whether it's good or not, I don't know, but I'm silly. I am a goofball. I just like to interact with people and get to know people. But also I'm serious about the work."

Ogata, 57, took over as superintendent last week following the retirement of Clint Harwick. She has served as Huntington Beach Union High School District's deputy superintendent of human resources since 2012, following time in the Garden Grove Unified School District.

Overall, she has spent more than 32 years in the field of education and believed she would be a good fit as superintendent. She was selected in April by the district's Board of Trustees.

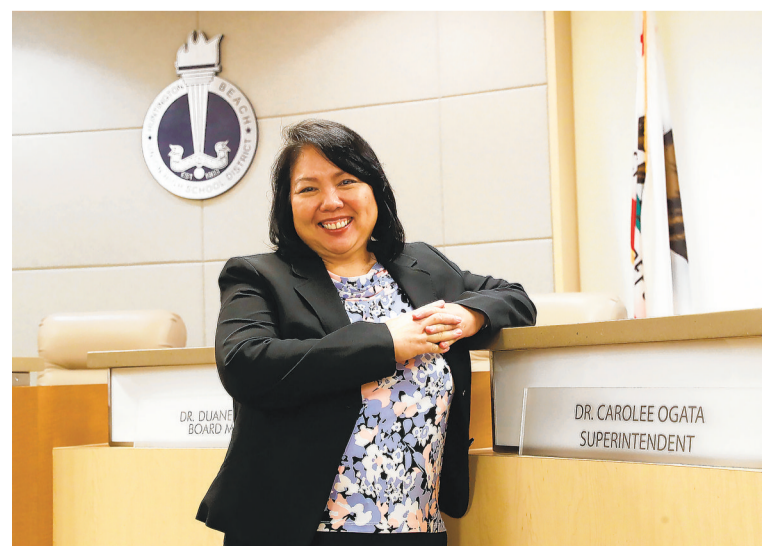
"My background, serving as an English teacher, a principal on

site, a director of instruction and in the HR office, I feel like I received a well-balanced education in how to run a school district," Ogata said. "I've also learned a lot about the state budget and school budgets, where I can understand the business part of the school district."

"We do serve over 1,000 employees, so I have to be able to understand how to balance a budget as well as all of the different things, the instructional practices, the hiring of employees. I think my experience has led me to understand fully a school district, especially this one, because I've been here for 13 years."

Ogata, a Newport Harbor High School graduate, has a bachelor's degree from Cal State Long Beach, a master's in educational

See **Running**, page A4



Don Leach | Staff Photographer

**CAROLEE OGATA**, pictured at the district office, is the new superintendent of the Huntington Beach Union High School District.

## Iconic Trinity building may be replaced

Costa Mesa City Council screens proposal for single-family residences and townhomes on the disused 6.1-acre site.

BY SARA CARDINE

Costa Mesa's Trinity Broadcasting Network building, the ornate former headquarters of the international Christian media company, could be demolished to make way for housing, if plans preliminarily reviewed by elected officials Tuesday are sanctioned by the city.

The City Council Tuesday screened a proposal to build 126 attached townhomes and 20 detached single-family residences on the 6.1-acre site at 3150 Bear St., a move that requires a rezoning of the parcel through a general plan amendment and a change in land use.

Representatives of MLC Holdings, Inc., a subsidiary of the Arizona builder Meritage Homes, shared their vision of the project, which would provide "missing middle housing" for first-time buyers seeking to transition from renting to ownership but who may not be able to afford a single-family home.

"In areas where land is very expensive, the way to help get that cost down is to bring up the density of the homes, so you can spread out the cost of the land as well as improvements to that land across a greater number of units," said MLC director Johanna Crooker, who estimated a unit might sell for around \$800,000.

Density — while balanced to complement the characteristics of the surrounding residential neighborhoods — is key to making the project pencil out, Crooker added.

For that reason, the Meritage subsidiary is planning to set aside eight deed-restricted units for very low-income residents, in exchange for a density bonus from

See **Building**, page A2

### ALSO FROM THE DAILY PILOT:

**PEDESTRIAN KILLED IN PREDAWN COLLISION ON LAGUNA CANYON ROAD THURSDAY** PAGE A2

**SEAL BEACH MAN ARRESTED ON SUSPICION OF ASSAULTING OFFICERS, BARRICADING SELF AT BUSINESS** PAGE A2

**HUNTINGTON BEACH COMPANY OWNER CONVICTED OF IDENTITY THEFT IN ALLEGED LOAN FRAUD SCHEME** PAGE A2

# Pedestrian killed in predawn collision on Laguna Canyon

BY CITY NEWS SERVICE

A 33-year-old pedestrian sustained fatal injuries in a collision with a vehicle in Laguna Beach Thursday.

The collision happened about 5 a.m. in the 20600 block of Laguna Canyon Road, south of the 73 toll road and just east of Laguna Coast Wilderness Park, police said.

The victim, whose name was not immediately released, was pronounced dead at the scene.

The man was crossing Laguna Canyon Road before sunrise outside of a crosswalk toward a shelter for transients when he was struck by the car, police said.

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# Seal Beach man arrested after stand-off

BY SARA CARDINE

Seal Beach police Tuesday arrested a 44-year-old local man who had barricaded himself inside the utility room of an auto repair business during a one-hour standoff after allegedly assaulting two officers who'd tried to detain him.

Police responded to the 300 block of 7th Street shortly after 8:45 a.m., after receiving reports of a suspicious individual "banging on cars and climbing in trees" in the

area, the Seal Beach Police Department reported in a release Tuesday.

Officers observed the individual — Jordan Molina, 44, of Seal Beach — kicking a parked car and attempted to detain him, but an altercation ensued. Molina allegedly assaulted the officers and then fled on foot to a nearby property as the officers called for backup, according to the release.

The suspect then locked himself inside an area of the repair business and remained there for the next

60 minutes as officers attempted to negotiate with him. The Orange County Sheriff Department's K-9 unit, along with officers from Cypress and Los Alamitos police departments, provided assistance at the scene, Seal Beach police reported.

Officers eventually gained entry to the utility room and apprehended Molina without further incident, the release indicated. The two officers involved in the altercation were hospitalized for minor injuries, while the sus-

pect was also transported to a local hospital for medical clearance.

Molina was booked on two counts of resisting or deterring officers by force, and an investigation is ongoing, SBPD reported.

Anyone who may have more information about Tuesday's incident or the events leading up to it is encouraged to contact Sgt. Joe Garcia at (562) 799-4100, ext. 1649 or [jfgarcia@sealbeachca.gov](mailto:jfgarcia@sealbeachca.gov).

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# H.B. woman convicted of identity theft

Angela Kathryn Mirabella, 49, faced dozens of counts in alleged \$6M student loan fraud scheme.

BY CITY NEWS SERVICE

The owner of a Huntington Beach-based company was convicted Tuesday of identity theft in an alleged \$6-million nationwide student loan fraud scheme, but jurors deadlocked on multiple other counts after 11 days of deliberations.

Angela Kathryn Mirabella, 49, was convicted of one felony count of identity theft. During the trial 24 other felony counts were thrown out, and jurors deadlocked on 62 other counts including conspiracy, computer access and fraud, identity theft, grand theft and money laundering.

During the trial, Orange County Superior Court Judge Richard King threw out a case against co-de-

fendant Paulina Francine Pacheco, 35, an employee, who was charged with identity theft, computer access and fraud and grand theft.

Pacheco was cleared of being one of the callers who "tricked" student loan holders, according to Deputy Atty. Gen. Tawnya Austin. Her attorney, Rob Harley, said his client was a woman who "jumped at the chance" to take a more professional job after years as a waitress and did nothing wrong.

Co-defendants Cesar Sandoval-Vilchis, 38, Stephen Allen Gamboa, 42, Briana Nacole Graham, 38, Matthew Bruce Walsh, 30, and Teresa Marie Lovato, 48, have pleaded guilty and are awaiting sentencing. They all had agreements with prosecutors to testify in the trial.

King set Oct. 25 for the next date to consider sentencing and a retrial on the remaining counts. The jury deadlocked 10-2 for guilt on

some counts and 11-1 for guilty on other counts.

Austin told jurors in her opening statement of the trial that while superficially the case may seem complicated, "It's really a simple bait and switch."

In closing arguments, she said, "The entire company is a scam."

The loan holders "believed they were actually speaking to the Department of Education when Mirabella's employees called them, Austin said.

"This crime is prolific," Austin said, adding there were about 13,000 student loan accounts related to the company.

One of the victims learned that her loans were never changed or adjusted, Austin said. She thought her payments were going toward the loan, Austin added.

"It's a story of greed," Austin said. "Rules were bent. They were busted. It was a way to make millions of dollars off the backs of

people who were struggling."

But the money the loan holders paid for help winning student loan forgiveness "went directly to Mirabella," not the lenders, Austin said.

Mirabella's company would generate leads from loan holders such as Kristen Torres, who owed \$9,000, and was struggling to make her payments, Austin said.

But most of the loan holders did not qualify for loan forgiveness, Austin said.

When Torres received a notice she was missing payments, she called Pacheco, who by that time had handed her off to the processing department, Austin said.

Pacheco told her to put those agents calling her about missed payments on the government's do-not-call list and to ignore them, Austin said.

"To her detriment she didn't make payments and

what was a \$9,000 loan was now a \$12,000 loan," Austin said. "This scheme was repeated over and over again."

When the employees made contact with loan holders they asked for an email and a date of birth so they could access federal files, Austin said.

"Based on that opening [in the sales pitch] they believed they were talking to the Department of Education," Austin said.

They also used personal identifying information to access files to change the terms of their student aid without their consent, prosecutors said.

Also, the script included the phrase, "Congratulations, you've been pre-approved" for loan forgiveness, Austin said.

The alleged scheme involving about 19,000 borrowers nationwide, including 3,000 in California, ran from 2017 through 2020, Austin said.

At one point, Mirabella

contracted with Equitable Acceptance that opened credit accounts in the names of borrowers without their consent and was paid in exchange, prosecutors alleged.

The company was "destroyed" when many victims reported they didn't apply for the credit cards, Austin said.

The call center employees would also push "forebearance," which would suspend payments, Austin said.

What the company offered was "impossible," Austin said. "You could never provide what you claim to be selling — that's the fraud."

Department of Education officials who monitor IP addresses noticed the websites Mirabella controlled were linked to an alarming number of student loan defaults, so those addresses were blocked, Austin said.

Mirabella's attorney,

See **Woman**, page A4

## Daily Pilot

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## BUILDING

Continued from page A1

the state that will allow it to build to greater heights and a higher density, while offering fewer parking spaces, than what's allowed for in Costa Mesa's municipal code.

This means three- and four-story stacked flats up to 52 feet, as opposed to the 27-foot, two-story cap imposed by the city. Instead of providing 477 parking spaces, applicants are proposing 372.

Though MLC also seeks to reduce the required percentage of land set aside for open space — from 40% to 27% — Crooker said the common open space, with balconies and patios included, is closer to 50%.

A hedge that runs around three sides of the TBN site will be maintained, and a soundwall is proposed for the part of the



Don Leach | Staff Photographer

**COSTA MESA'S** Trinity Broadcasting Network building, at 3150 Bear St., could be demolished to make way for housing, according to plans shared Tuesday in a screening before the City Council.

site nearest the 405 Freeway. The 20 detached single-family residences will line the southern and eastern ends of the property, allowing the project to blend with other houses in the area.

"We've been working with staff to make sure we're being sensitive to the neighborhood and that we fit within the context of single-family homes around us," Crooker told the council.

The developer proposes improving nearby Shiffer Park and providing a lit pedestrian crosswalk across Bear Street to give the project's residents and neighbors living off Olympic Ave-



**THE TBN** compound in Costa Mesa has been identified for rezoning.

nue to the east safer access to use the park.

Two as-yet unscheduled community meetings will be held seeking input from neighbors on the improvements and public benefits. Once submitted, the completed plans will go before

the Planning Commission and then the City Council for final approval.

The TBN site was identified as the sole property in Costa Mesa's 2nd Council District that could be rezoned under Measure K, passed by voters in 2022, a proposal put forth by Councilman Loren Gameros.

Property owner Manny Khoshbin, of Irvine-based Khoshbin Co. appeared before the Planning Commission in February seeking permits to use the existing 65,924-square-foot building as a premier event space, a plan approved in a 5-1 vote.

It's unclear exactly when talks turned to housing, but several council members Tuesday expressed enthusiasm to see plans for ownership housing.

"Who can really advocate for what's there now?" Mayor or John Stephens posed. "The owner doesn't want it to be like that. The relevantists are long gone, and now we need to do something more useful with that piece of property."

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**LEGAL NOTICE**




**NOTICE OF PUBLIC HEARING**  
Planning Commission  
Council Chambers  
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Laguna Beach, CA 92651

**Wednesday, September 18, 2024 at 6:00 P.M.**

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Design Review 24-1391 & Variance 24-1392. Address: 343 3rd Street | APN:641-264-18, Applicant: James Zarin-Afsar (949) 261-6988 | [james@zarchitects.com](mailto:james@zarchitects.com), Property Owner: HIGHWATER TUSSEH LLC, Application Filing Date: January 8, 2024, PROJECT DESCRIPTION: The applicant requests approval of design review and a variance for additions to an existing building located in the CBD Office District. Design review is required for upper-level additions. A variance is required to exceed the maximum allowable height. Previously approved entitlements on the property include but are not limited to: DR 23-0835. COASTAL ZONE: This project is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays (closed alternating Fridays). HOW TO COMMENT: For additional information, contact City staff: Garrett Wank, Associate Planner at [gwank@lagunabeachcity.net](mailto:gwank@lagunabeachcity.net) or (949) 464-6626. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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**PROGRAM**

*Continued from page A1*

ture out front has warped and faded due to exposure to the elements, and patches of rust have grown on those made of metal.

The homeowner is a woman living on a fixed income who is approaching her 90s, and she's gotten some help with maintenance from one of her neighbors, Kumar said. But they've struggled to keep up in recent years.

The woman's home has gotten such a reputation for being messy that others occasionally dump their junk in her yard, Kumar said. Meanwhile neighbors have been sending complaints about about the state of the residence to the city's code enforcement department.

Those complaints can lead to hundreds of dollars in fines or more, which can be a tremendous burden on people on a fixed income. From there, it can be a slippery slope to losing one's home, Kumar said.

To keep that from happening to this homeowner, Trellis, which oversees efforts known as Love Newport Beach and Love Costa Mesa, has put together a team of 15 volunteers from local churches and community organizations to help get her yard back up to code. Over a three-hour period on Saturday, Sept. 14, they'll pull weeds, haul away old junk

and replace it with durable outdoor furniture.

The project is an extension of Labors of Love, a program Trellis began in Costa Mesa in April 2022 to foster a sense of community between neighbors by coming to the aid of some of the most vulnerable among them. The cleanup event on Balboa Boulevard will be its debut in Newport Beach.

"People are aging everywhere," Kumar said. "Yes, there are plenty of calls. There's plenty of need in the community."

When Kumar joined Trellis about a year ago, she said they were able to find people who might benefit from the Labors of Love program but who didn't immediately trust the nonprofit. They were wary of scams that prey upon the elderly and skeptical of strangers offering kindness for free.

"That's a result of lack of neighboring," Kumar said. "It's something that's fallen out of our culture to be neighborly, just to say 'hello,' 'good morning,' to chat or ask someone over for a beer or cup of coffee."

But after word spread of the program, more people came forward to suggest homeowners who might benefit from its efforts. As of September, Trellis had enough projects lined up in Costa Mesa to schedule one each month for a year. Organization officials would like to make the



*Courtesy of Trellis*

See **Program**, page A4 **AS OF SEPTEMBER**, Trellis had enough projects lined up in Costa Mesa to schedule one each month for a year.

**POLICE**

*Continued from page A1*

installments, with \$5,000 coming at the time of hire. The other \$5,000 would come after successful completion of the probationary period, which would be one year of service with the department.

Dispatchers hired on a lateral move could receive up to \$5,000, also paid out in two installments.

Any associated hires who make lateral moves

would also receive 40 hours of compensation time, which would not hold cash value. A staff report noted that new hires accumulate 80 hours of compensation time in a year, adding that those making lateral moves would have to cash out or lose accumulated vacation hours upon leaving their previous job.

"When new candidates are hired and come here, especially the laterals, they come with many years of experience, but when they

come here, they lose all of their time, all of their vacation accrual and basically start at zero," DeSantis said. "In order to attract those candidates, that's why we're offering that incentive."

To qualify for the lateral hiring incentive, the individual must be currently employed by a California law enforcement agency as a police officer or dispatcher, DeSantis said. If they have previously held either of those positions with the city, the parties

must have been separated for at least two years prior to the date of applying.

New recruits hired as police officers would receive up to \$5,000, which would again be paid in two installments at the time of hire and following the probation period.

A department employee referral bonus for helping to bring in a police officer or dispatcher would amount to up to \$2,000 or 40 hours of compensation time.

City staff asked to make

the incentive program retroactive to the beginning of the fiscal year.

"The impact that has is at the current time, the incentive would be made available to one recruit that's currently in the academy, with the potential for four recruits, one lateral officer, and one lateral dispatcher that are currently wrapping up the background process," DeSantis added.

Council members directed city staff to move ahead with a one-year pi-

lot program. DeSantis said the city would have to meet and confer with the Police Officers Assn. on the matter.

"Recruitment is a challenge for police officers," Councilman Patrick Harper said. "We hear it every conference we go to, and it's hard to find good officers. I would be supportive of giving this program a pilot for a year."

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**THE DAILY COMMUTER PUZZLE**

*By Stella Zawistowski*

**ACROSS**

- 1 Breathes heavily
- 6 Deeds
- 10 Second chance
- 14 Type of weasel
- 15 Dwelling for chickens
- 16 Above
- 17 Shoulder wrap
- 18 Protagonist
- 19 Give in a little
- 20 Ping-Pong: 2 wds.
- 23 Trumped-up story
- 24 Chicken \_ king: 2 wds.
- 25 Attorney
- 27 Redeem for money
- 30 Covers in frosting
- 34 Puts in the mail
- 35 Opera solo song
- 36 Milk sugar
- 38 Wagers
- 39 Reed instruments
- 40 Let go of
- 44 Adirondack lake
- 46 Give a darn
- 47 Glossy surface
- 50 "Copacabana" showgirl
- 51 Unseal
- 52 Pre-euro Spanish currency
- 54 Went fast on foot
- 56 Mob informant
- 57 Pointer dog breed: 2 wds.
- 64 Very little: 2 wds.
- 66 Two-tone cookie
- 67 "Indeed!"
- 68 Brooklyn's NBA team
- 69 Defensive ditch
- 70 High-minded
- 71 Got taller
- 72 Pantry pests
- 73 False name

1	2	3	4	5		6	7	8	9		10	11	12	13
14						15					16			
17						18					19			
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47	48	49				50					51			
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56				57	58	59	60				61	62	63	
64			65		66					67				
68					69					70				
71					72					73				

**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).

7				2				1
8					4			
				9		4		
		9		6	8	5		
	1							6
		5	7	3		9		4
		2		8				
			4		6			9
3				7				8

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

**DOWN**

- 1 Hissed "Hey!"
- 2 "\_ gir!" ("Way to go!")
- 3 Gaming novice, in slang
- 4 Florida's capital
- 5 "Stainless" alloy
- 6 Feel sore
- 7 Director Joel or Ethan
- 8 Undecided
- 9 Go bad
- 10 Actor Lowe
- 11 Novelist Waugh
- 12 Refused
- 13 Restaurant requests
- 21 Alter to fit
- 22 Flippant quality
- 26 Herbicide's purpose: 2 wds.

- 27 Taxi
- 28 "\_ you kidding me?"
- 29 Pull up a chair
- 31 Scheming group
- 32 \_ Lodge (hotel chain)
- 33 Unbelievable bargain
- 37 Movie awards
- 41 Hip-hop genre
- 42 Metal-bearing rock
- 43 Writing tool
- 45 "Against" prefix
- 47 Leapt
- 48 Warming appliance
- 49 Real \_ agent
- 53 Pleasant smell
- 55 Health insurance brand
- 58 Barbell metal
- 59 One of 100 in the Senate
- 60 Have the \_ for
- 61 Free TV streaming service
- 62 "\_ Enchanted" (2004 film)
- 63 Some whiskeys
- 65 Footwear chain: Abbr.

Tribune Media Services

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## LITTLE SHOP OF HORRORS

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Directed by **Jenn Thompson**

### SEPT. 21 – OCT. 19

Down-on-his-luck Seymour pines for the beautiful Audrey. When he stumbles across a strange new plant, Seymour may get everything he's ever wanted. But first he'll have to tackle its unquenchable thirst for blood! *Recommended for ages 13 and up.*

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## Legal Notices

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614** to satisfy a lien on **September 26, 2024** at approx. 2:00 P.M. at [www.storage treasures.com](http://www.storage treasures.com): Nawaf Almousa, Ronald Burke, Nick He, Austin Rountree, Carlos Morales, Carlos Morales, Antonio Marshall  
9/6/24  
CNS-3845041#  
DAILY PILOT

**SUMMONS (CITACION JUDICIAL)**  
**CASE NUMBER (Número del Caso):**  
**30-2022-01240154-CU-CR-NJC**

**NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):**  
COUNTY OF ORANGE, a public entity; ORANGE COUNTY DIVISION OF CHILDREN AND FAMILY SERVICES, a public entity division; KEVIN CASTANON, an individual; VANESSA SANDERS, an individual; and DOES 1-20

**YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE)**  
CHARLES "DOUG" SANDERS, an individual

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

**The name and address of the court is:**  
(El nombre y dirección de la corte es):  
Orange County Superior Court  
North Justice Center  
1275 North Berkeley Avenue  
Fullerton, CA 92832

**The name, address, and telephone number of the plaintiff's attorney, or plaintiff without an attorney, is:**  
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):  
Aren Derbarseghian  
SDA Law Group  
535 N. Brand Blvd Suite 280  
Glendale, CA 91203  
818-574-0845

**Date: 06/21/2022**

David H. Yamasaki Executive Officer/  
Clerk of the Court  
(Secretario)

A. Gill Deputy  
(Adjunto)

Published in the Daily Pilot 8/16, 8/23, 8/30, 9/6/2024

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## Legal Notices

**BSC 225668**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**Robin Tompkins**  
**30-2024-01419393-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: **Robin Tompkins.**

**A PETITION FOR PROBATE** has been filed by **Roxanna Livermore** in the Superior Court of California, County of **ORANGE.**  
**THE PETITION FOR PROBATE** requests that **Roxanna Livermore** 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 **October 24, 2024 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

**The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](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:  
PEILIN NGO, ESQ. & DEBORAH COEL, ESQ.  
NGO LEGAL GROUP  
4255 CAMPUS DR., STE A100, 5582  
IRVINE, CA 92616  
Published in the ORANGE COAST DAILY PILOT on:  
8/30, 9/5 & 9/6/2024

**BSC 225708**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**CHRISTOPHER JAMES LIDDLE, AKA CHRISTOPHER J. LIDDLE, AKA CHRISTOPHER LIDDLE**  
**30-2024-01418042-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: **CHRISTOPHER JAMES LIDDLE, AKA CHRISTOPHER J. LIDDLE, AKA CHRISTOPHER LIDDLE.**

**A PETITION FOR PROBATE** has been filed by **KAYLA ELISE NAJAR** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **KAYLA ELISE NAJAR** 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 **Oct 09, 2024 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

**The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.**

**IF YOU OBJECT** to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

**IF YOU ARE A CREDITOR** or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

**YOU MAY EXAMINE** the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for the Petitioner:  
ALISON S. GOKAL, ESQ.  
GOKAL LAW GROUP, INC.  
505 TECHNOLOGY DR., STE 150  
IRVINE, CA 92618  
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 9/6, 9/12 & 9/13/2024



Eric Licas

**AN AD** for cleaning services is attached to the fence of a home with overgrown weeds on Balboa Boulevard in Newport Beach.

## PROGRAM

*Continued from page A3*

same sort of impact in Newport Beach and beyond.

Labor of Love projects in Costa Mesa happen every first Saturday of the month, and Trellis plans on running that same schedule in Newport Beach. The nonprofit invites people to recommend

people in the community who could use a hand or to sign up as volunteers. Kumar said she hopes that as the program grows, it will foster relationships within communities and encourage people to see each other as neighbors.

"You can be aware of what your Saturday morning's effort could mean to someone if you just paid attention and carved out a little time," Kumar said.

"The hope is that in building 'neighboring' that we would start to notice one another a little more and reach out a hand to take in someone's trash cans when they're elderly, or to pull their weeds, say 'Hey, can I help you out with that?' In that way, folks don't feel so alone."

[eric.licas@latimes.com](mailto:eric.licas@latimes.com)  
Twitter: @EricLicas

## WOMAN

*Continued from page A2*

Bobby Samini, told jurors his client's "interest was to help people navigate what was a complicated process."

The banks handling the loans "made it complicated ... so people turned to third-party alternatives," Samini said.

Mirabella's business had "growing pains" so she hired help for processing claims, Samini said. And that effort was successful, he added.

"You're going to have to determine her intent,"

Samini told the jury. "And her intent was to make the company work."

In his closing argument, Samini said, "There is absolutely no way to substantiate that Ms. Mirabella had an intent to defraud or to do anything criminal ... This was a start-up business. It was intended to help people."

Equitable was hired to help with processing claims and failed so Mirabella turned elsewhere and got results, he added.

Harley said Pacheco took a job with Mirabella's firm in 2017. At the time she was single and was driving a 2004 Volkswagen Jetta with

240,000 miles on it, he added.

She worked as a waitress for 10 years after graduating high school, Harley said.

"She spent days and weeks studying" the student loan forgiveness process as part of her training, Harley said.

Torres was routed to Pacheco, who obtained her personal information with Torres' consent so the defendant could provide various options she had for help paying her loans, Harley said.

[dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
Twitter: @TheDailyPilot

## RUNNING

*Continued from page A1*

administration from National University and a doctorate in educational leadership from USC.

"Her expertise in curriculum and instruction, coupled with her ability to listen and consider diverse perspectives makes her an ideal fit for HBUHSD," Fountain Valley High School Principal Paul Lopez said in an email. "I am confident that Dr. Ogata's student-centered approach and commitment to excellence will guide HBUHSD to new heights."

Her warm demeanor and quick wit are well-known throughout the district, said Sarah Thompson, principal's secretary at Marina High School.

When she accompanied the district's new teachers on a bus tour, the trip included a stop at Huntington Beach Academy for the Performing Arts. Guess who got on stage to sing with the students?

"The energy she brings when she visits a school site is unmatched," Thompson said. "We pride ourselves in being a family, but Dr. Ogata makes our family complete — that's how much she truly cares about everyone. Her deep commitment to instilling a sense of family amongst our staff carries over into student culture, and that truly sets her apart from the rest. Dr. Ogata always puts students first, and her lead-



Courtesy of the Huntington Beach Union High School District

**NEW HUNTINGTON BEACH** Union High School District Supt. Carolee Ogata performs with Huntington Beach Academy for the Performing Arts students at the district's recent new teacher induction bus tour.

ership inspires everyone around her to work better."

When asked about challenges the district is facing, she pointed out state and federal budget concerns and aging infrastructure on campus. Still, the campuses of Fountain Valley, Marina and Edison high schools all have new pools that have opened in the last couple of years, and Ogata is proud of that.

"There's different pressures and different challenges that our students face, but all in all, kids are kids and they all are resilient and caring folks," she said. "We just have to help them get to their next step, and we do that by having a wide variety of programs for them, whether it's APA or our many CTE courses."

"I have a lot of worries in general. That's just who I am, I worry a lot. Wanting

to make sure that every student receives a quality education is the No. 1 challenge, and making sure it's the right fit. That's why we have so many programs, so that we can serve all of our 14,000 students."

Ogata, who lives in Fountain Valley, said she is single with no children.

"The district fills up my time," she said. "The 14,000 kids are my kids."

She enjoys things like hosting dinner parties, traveling and attending concerts in her spare time — Adele and Rick Springfield are standout shows that come to her mind.

She also recently saw Janet Jackson in concert.

Ogata smiled again. "I think I'm her," she said.

[matthewszabo@latimes.com](mailto:matthewszabo@latimes.com)  
Twitter: @mjszabo

## CROSSWORD AND SUDOKU ANSWERS

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