

Daily Pilot

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Photos by Don Leach | Staff Photographer

DONNA ANDRADE joins others in a Mobile Home Resident Coalition rally at Yorktown and Main Street prior to Tuesday night's Huntington Beach City Council meeting. The MHRC has been putting its resources into backing Assembly Bill 1035, which has been put on hold.

H.B. mobile home owners continue to seek answers

The City Council on Tuesday voted not to adopt a position on an Assembly bill that could bring help to mobile home residents.

BY MATT SZABO

Members of the Mobile Home Resident Coalition rallied outside of Huntington Beach City Hall on Tuesday afternoon, continuing to fight steep rent hikes that have put many of them in a perilous position, leading them to ask the City Council for assistance.

The MHRC has been putting its resources into backing Assembly Bill 1035. Introduced by state Assemblyman Al Muratsuchi (D-Torrance), the bill would prohibit the management of a mobile home park from increasing

the gross rental rate for a tenancy for a space more than 3% plus the percentage change in the cost of living — or 5%, whichever is lower — over the course of a 12-month period.

That bill has been put on hold, however, by Buffy Wicks, the chair of the Assembly Housing and Community Development Committee. There is a lawsuit by Anaheim Mobile Estates challenging a new state law that imposes rent restrictions on mobile home parks located within at least two cities, and that litigation could impact Muratsuchi's bill.

AB 1035 has become a two-year bill, meaning it would have to move through committees next year and go into effect in January 2025 at the earliest.

"When we thought there was a possibility

See *Answers*, page A3



MEMBERS OF the Mobile Home Resident Coalition rally on Tuesday.

First Republic branch in N.B. remains open



Don Leach | Staff Photographer

FIRST REPUBLIC BANK is shutting down, but its branch on MacArthur Boulevard in Newport Beach is still in operation.

BY LILLY NGUYEN

The First Republic Bank branch on MacArthur Boulevard in Newport Beach is still in operation, though the California Department of Financial Protection and Innovation announced the official closure of its parent company on Monday.

First Republic Bank, which was headquartered in San Francisco, is the third commercial bank to have failed in recent months and follows on the heels of both Signature and Silicon Valley banks, which both failed in March. The former also had a location in Newport Beach on Bayview Circle.

First Republic Bank's failure is considered the second-largest bank failure in national history

since Washington Mutual, which collapsed at the height of the 2008 financial crisis and was likewise absorbed into JPMorgan Chase Bank.

The Federal Deposit Insurance Corp. said in an announcement Monday that the agency would be entering a purchase and assumption agreement with JPMorgan Chase Bank to assume all deposits and substantially all assets of the bank. All 84 branches of First Republic Bank are now operating as ones of JPMorgan Chase Bank.

According to the FDIC, First Republic Bank had an estimated \$229.1 billion in total assets and \$103.9 billion in total deposits as of April 13.

See *Branch*, page A4

Dispute prompts closure of 2 L.B. hotels

City officials close Hotel Laguna, 14 West after altercations involving armed security teams at both properties Tuesday.

BY ANDREW TURNER

Two Laguna Beach hotels have been temporarily closed by city officials after several altercations at the properties Tuesday were deemed to have caused a public safety threat.

City Manager Shohreh Dupuis issued a summary nuisance abatement order to close 14 West and Hotel Laguna after disturbances had occurred at the two hotels throughout the day.

The altercations, which reportedly involved two armed security teams, were related to a civil dispute over operating and management authority at the hotels, city officials said. Authorities first responded to 14 West in the morning, then Hotel Laguna in the afternoon, and police had to intervene twice more at 14 West in the evening.

In a video posted on Instagram, several men, some in security uniforms, can be seen scuffling at the entrance to Hotel Laguna, and a photo shows Laguna Beach police making an arrest.

"Although this is a civil matter, the presence of armed security and these types of altercations require city intervention for the protection of the public and all concerned," Dupuis said in a statement released Wednesday. "We started working with the attorneys on both sides to come up with a resolution in the early afternoon and had urged the attorneys to have their clients voluntarily close the buildings while claims and lawsuits are resolved. Both parties had agreed by 6 p.m. to unarm their security guards at both locations but did not agree to close the buildings."

When police initially responded to 14 West, the sides separated and allegedly said they would remain civil. Only a few hours later, authorities were dispatched to Hotel Laguna, where they found the same parties involved in a 20-person incident in the hotel lobby that had become physical. Police placed Hadda Banayotis, 47, of Jurupa Valley, under citizens' arrest on suspicion of battery.

"Officers managed to separate all involved parties and maintain order," Laguna Beach police spokesman Cornelius Ashton said.

Armed guards were observed on site at each location after 6 p.m., which led to Dupuis' decision to close the hotels. Guests

See *Hotels*, page A2

OCC professor one of six selected for 'Teacher of Year' award

BY SARA CARDINE

Many consider teaching a thankless profession, but one Orange Coast College instructor received a busload of gratitude last week, when a visit from a "prize patrol" declared her one of Orange County Department of Education's Teachers of the Year.

Biology professor Kelli Elliot was stunned on Thursday after a bright yellow school bus full of county administrators, sponsors and a camera crew arrived on the Costa Mesa campus and presented her with the special award during one of her classes.

"It was a total shock," Elliot said of the surprise visit in an interview Wednesday. "At first it felt awkward to be singled out — I work with so many amazing people — but as time has gone on, I've accepted it and feel proud."

Presented in person by OCDE Deputy Supt. Ramon Miramontes, the distinction recognizes out-

standing instructors throughout the county with more than eight years of teaching experience who've been nominated by their peers.

Elliot was one of 62 educators to be named teachers of the year in their districts. Among those, six were chosen for the county-level distinction, following an intense review process and multiple interviews.

In an essay describing her teaching style and educational philosophy, Elliot recalled visiting the beach with her mother as a child and learning that inside every sand dollar there were five "doves," which were actually teeth.

Now she does the same in class for students learning about Echinoidea species and encourages them to draw what they see in their notebooks. She hopes to connect students to the curricu-

See *Award*, page A4



Courtesy of Orange County Department of Education

OCC BIOLOGY professor Kelli Elliot, third from right, poses with students and her county Teacher of the Year Award on Thursday. Elliot was one of 62 educators to be named teachers of the year in their districts.

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THU, MAY 11
BLOOD BROTHERS



SAT, MAY 13
THE ENGLISH BEAT



SUN, MAY 14
HALEY REINHART



FRI, MAY 19
JOHN CAFFERTY

- 5/4 SERGIO MENDES
- 5/5 OINGO BOINGO FORMER MEMBERS
- 5/6 MISSING PERSONS / STACEY Q
- 5/7 METALACHI
- 5/11 BLOOD BROTHERS
FEAT. MIKE ZITO AND ALBERT CASTIGLIA
- GULF COAST RECORDS ALBUM RELEASE
- 5/12 QUEEN NATION (QUEEN TRIBUTE)
- 5/13 THE ENGLISH BEAT
- 5/14 HALEY REINHART
- 5/19 JOHN CAFFERTY
& THE BEAVER BROWN BAND
- 5/20 HEARTBEAT CITY (THE CARS TRIBUTE)
- 5/21 LET'S HANG ON!
(FRANKIE VALLI & THE FOUR SEASONS TRIBUTE)
- 5/27 BLINK 180 TRUE & GREEN TODAY
(BLINK 182 & GREEN DAY TRIBUTES)
- 5/28 BOBBY GRAY
- 6/1 TOAD THE WET SPROCKET
- 6/2 THE RISING (BRUCE SPRINGSTEEN TRIBUTE)
- 6/3 JUDY COLLINS
- 6/4 THE MOTHER HIPPS
- 6/7 THE OUTLAWS
- 6/8 BLACK SABBITCH
(ALL FEMALE BLACK SABBATH TRIBUTE)
- 6/9 AL DI MEOLA
- 6/10 SHAWN COLVIN
- 6/11 THE RAT PACK
- 6/16 AL JARDINE AND HIS ENDLESS SUMMER BAND
- 6/17 AMBROSIA
- 6/18 PURE PRAIRIE LEAGUE
- 6/24 PRINCE AGAIN (PRINCE TRIBUTE)
- 6/28 JOHN CRUZ
- 6/29 YYNOT (RUSH TRIBUTE)
- 6/30 THE SWEET
- 7/1 MICK ADAMS & THE STONES
- 7/5 LYLE LOVETT AND HIS LARGE BAND
- 7/7 THE FABULOUS THUNDERBIRDS
- 7/8 HENRY KAPONO
- 7/9 GILBY CLARKE AND THE REEF RICHARDS
- 7/12 JIMMY WEBB
- 7/14 ROBERT JON & THE WRECK
- 7/15 SHINE ON - PINK FLOYD EXPERIENCE
- 7/16 TONY BENNETT SONGBOOK
(TRIBUTE FEAT. MARK VERABIAN)
- 7/19 THE JERRY DOUGLAS BAND



SUN, JUN 4
MOTHER HIPPS



WED, JUN 7
THE OUTLAWS



WED, AUG 2
ERIC GALES



THU, OCT 5
GEOFF TATE

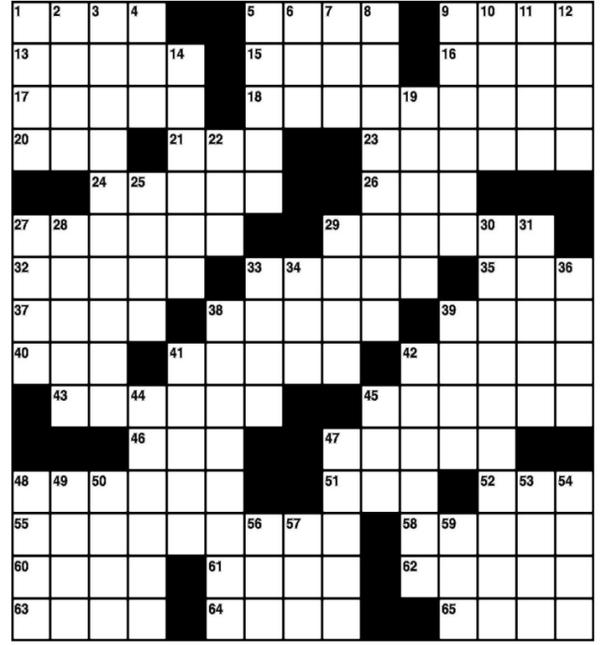
- 7/21 CLASSIC ALBUMS LIVE: FLEETWOOD MAC RUMOURS Y & T
- 7/28 SPACE ODDITY (DAVID BOWIE TRIBUTE)
- 7/29 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 8/2 ERIC GALES
- 8/4 PABLO CRUISE
- 8/5 HONK
- 8/11 THE HIGHWAYMAN SHOW
- 8/12 JOURNEY USA (JOURNEY TRIBUTE)
- 8/18 SPYRO GYRA
- 8/19 MADELEINE PEYROUX
- 8/25 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 8/26 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 9/2 THE PETTY BREAKERS (TOM PETTY TRIBUTE)
- 9/8 ULI JON ROTH
- INTERSTELLAR SKY GUITAR TOUR
- 9/15 DON McLEAN 'THE AMERICAN PIE' 50TH ANNIVERSARY TOUR
- 9/17 BENISE: FIESTA!
- 9/22 AL STEWART / THE EMPTY POCKETS
- 9/23 BEATLES VS STONES - A MUSICAL SHOWDOWN
- 9/24 MOLLY HATCHET
- 9/28 KOFI BAKER'S CREAM FAITH
- 9/30 GARRISON KEILLOR TONIGHT
- 10/5 GEOFF TATE'S BIG ROCK SHOW
- 10/7 RONDSTADT REVIVAL (LINDA RONDSTADT TRIBUTE)
- 10/12 CRYSTAL BOWERSOX
- 10/13 DESPERADO (EAGLES TRIBUTE)
- 10/14 DESPERADO (EAGLES TRIBUTE)
- 10/15 JOURNEYMAN (ERIC CLAPTON TRIBUTE)
- 10/18 FUNNIEST HOUSEWIVES (COMEDY SHOW)
- 10/19 PAT TRAVERS BAND
- 10/27 PIANO MEN
(BILLY JOEL AND ELTON JOHN TRIBUTE)
- 11/1 RIDERS IN THE SKY
(ACOUSTIC WESTERN COWBOY MUSIC AND HUMOR)
- 11/9 THE YOUNG DUBLINERS
- 11/18 ABBAFAB (ABBA TRIBUTE)
- 12/2 LEE ROCKER OF THE STRAY CATS

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 In a __; peeved
- 5 Petty argument
- 9 Skin mark
- 13 Ocean __; passenger ship
- 15 Book leaf
- 16 Ginormous
- 17 "Home __"; hit 1990 film
- 18 Extended; drawn out
- 20 __ diem; for each day
- 21 MD, for short
- 23 James of "Gunsmoke"
- 24 Over the legal limit
- 26 Purrer
- 27 For each person
- 29 Benghazi resident
- 32 Wash away suds
- 33 Baseball card data
- 35 Use scissors
- 37 Winter garb
- 38 Like salsa & buffalo wings
- 39 A-F connection
- 40 Tiny home
- 41 Feistiness
- 42 Military attack
- 43 English __; hunting dog
- 45 Taken from the rightful owner
- 46 Linden of "Barney Miller"
- 47 Bullwinkle, e.g.



For answers to the crossword, see page A4.

- 48 Sudden excitement
- 51 Family card game
- 52 __ Reiner
- 55 Hold two jobs
- 58 Pack animal
- 60 Run __; go wild
- 61 Orderly
- 62 Ribbon fabric, often
- 63 NBA team
- 64 Birthstones
- 65 Acquires
- 6 Buddy
- 7 Long __; way back
- 8 Perseverance
- 9 Shack
- 10 __ as a button
- 11 Ice __; cold times of old
- 12 Cincinnati team
- 14 Diminish
- 19 Seizes
- 22 Very late bedtime
- 25 Take a nap
- 27 __ supports; foot pain relievers
- 28 Prayerful
- 29 Scarcity
- 30 Speed up
- 31 Elbow
- 33 __ on; incite
- 34 Element whose symbol is Sn
- 36 Adolescent
- 38 Participating in a bee
- 39 Brief life sketches
- 41 Drag one's feet
- 42 Bar seats
- 44 Uses one's noggin
- 45 Arlo, to Woody
- 47 Mixed-breed dogs
- 48 U.S. Treasury agt.
- 49 Residence
- 50 __ for; cheer on
- 53 Delete
- 54 Prohibits
- 56 " __ whiz!"
- 57 Chicken cordon bleu ingredient
- 59 Fail to keep up

Tribune Media Services

Patient in H.B. hospital sex attacks gets 5 years

BY CITY NEWS SERVICE

A 28-year-old man was sentenced Tuesday to five years in prison for raping two women at Huntington Beach Hospital, where all three were patients.

Adrian Alfredo Sanchez of Garden Grove pleaded guilty Dec. 13 to rape of an incompetent person, rape and two counts of assault with the intent to commit a sex offense, all felonies. He was given credit for 780 days

in jail and was ordered to register as a sex offender.

Sanchez was a "patient in the psychiatric ward of Huntington Beach Hospital," his attorney Salvador Silva said in court papers. "Defendant had been admitted for schizophrenia and anxiety."

Sanchez was also being treated for depression and psychosis, Silva said. He had no prior criminal record.

One of the victims was developmentally disabled.

Sanchez accepted a plea deal from Orange County Superior Court Judge Kazuharu Makino, court records show. Orange County Superior Court Judge Craig Robison sentenced the defendant.

Police were called to the hospital's mental health services clinic June 23, 2021, regarding the attacks, police said.

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Man sentenced for slamming a cat against car windshields

BY CITY NEWS SERVICE

A 38-year-old man pleaded guilty Tuesday and was immediately sentenced to six months in jail for slamming a cat against the windshields of cars in Huntington Beach, killing the feline.

Beau Browning Watson pleaded guilty to cruelty to animals and two counts of

vandalism, all misdemeanors. Watson accepted a plea deal from Orange County Superior Court Judge Craig Robison, over the objections of prosecutors, that reduced the charges from felonies to misdemeanors.

Watson was given credit for 86 days in custody.

Police were called about 8 p.m. March 21 to the 1800 block of Main Street regard-

ing a disturbance of the peace complaint, said Jessica Cuchilla, a spokeswoman for the Huntington Beach Police Department.

When the officers arrived, they found Browning had smashed the cat against parked cars, breaking two windshields, Cuchilla said.

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THE HOTEL LAGUNA in downtown Laguna Beach on Aug. 27, 2021. It's one of two hotels shut down following altercations involving armed security teams.

Don Leach
Staff Photographer

HOTELS

Continued from page A1

and staff at both facilities were asked to leave.

"This is a civil issue that has resulted in both parties hiring armed security and attempting to force the other from the businesses," Police Chief Jeff Calvert said in the media release. "Both sides have been warned, but unfortunately, neither side will relent and take the appropriate actions through the civil judicial process. Im-

mediate closure of the businesses will allow a cooling off period for both parties and protect the public from inadvertently being caught up in the middle of a civil issue that has the potential to become more violent."

City officials said the closures will remain in effect until there is no longer a threat to public safety.

"They're going to remain closed as long as we think there's a public safety threat to opening them," Mayor Bob Whalen said when asked about a time-

line for the hotels reopening in a phone interview Wednesday. "I can't predict the future, but it would be very helpful if a judge were to clarify it for us and say the rightful operator of these hotels is whoever it is. Then we'll be able to reopen them and recognize that individual or that group as the rightful operator of the hotels. ... I'm hopeful they get a hearing tomorrow to get some clarity on it from the judge."

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ANSWERS

Continued from page A1

of 1035, we switched our energies to that," said Teri Williams, chief operating officer of the Mobile Home Resident Coalition, which recently expanded its outreach and includes homeowners in Fountain Valley, Torrance, the South Bay and Long Beach. "Now that's further along down the road, so we are considering trying to get [a mobile home rent stabilization ordinance carve-out] on the ballot again [for 2024]. But you can see that the city's sure not going to help us."

The City Council was actually set to vote on formally opposing AB 1035 at Tuesday night's meeting, as recommended by the Inter-governmental Relations Committee. Since the bill itself has been delayed,

however, Councilman Dan Kalmick made the motion, seconded by Mayor Tony Strickland, to delay voting on that. The delay was unanimously approved.

Later in the meeting, city housing manager Charles Kovac outlined the city's continuing mobile home Tenant Based Rental Assistance program. The program, designed to help eligible seniors who are designated extremely low or very low-income, received more than 130 applicants, Kovac said.

It uses HOME funds from the Department of Housing and Urban Development, with \$546,000 budgeted for this year.

Kovac said about 11 mobile home residents will initially receive rent assistance, beginning with May rent, but there are 20 to 30 more in the pipeline.

"There's been a lot of

comments from the residents that the city's not doing anything to support the mobile home park community, when in fact we are," Councilman Casey McKeon said. "The city is providing resources, and it's increased going forward last year going into this year."

But Williams said it's simply not enough.

"They did bring out the program, and we think it was in response to us asking for assistance," she said. "I guess officially they can say that they did that for us, but we're not happy with helping 30 mobile homes out of 2,500."

In fact, the council has not heeded advice from the Mobile Home Advisory Board at least twice in the last two years. Last April, the board voted 5-4 to send a proposed rental stabilization ordinance "carve-out" of Section 803 of the city

charter to the City Council for review, but members did not act on that.

More recently, it denied a request by the board for a mobile home outreach and a market research study, with McKeon saying he didn't feel it was proper to use taxpayer money on a survey to promote rent control.

"We really don't understand why they won't help us," Williams said. "I mean, the advisory board is a joke. I love some of the people that are on it, but everything they recommend to the city, the city won't do. So why do we even have it?"

Several members of the Mobile Home Resident Coalition spoke during public comments. Jeanne Farrens, who lives in the Skandia Mobile Country Club, read off substantial amounts of contributions that several council members received



MEMBERS OF the Mobile Home Resident Coalition rally at Yorktown and Main Street.

Don Leach

from mobile home park owner interests in 2021 and 2022.

During the rally, mobile home owners chanted, "Higher rents, more tents," and, "What do we want? Rent caps. When do we want them? Now."

Art Estrada, 75, moved into Skandia in 2021, just before the park's sale to Investment Property Group closed.

The space rent for Skandia new home buyers was

increased \$750 a month, and current tenants saw their space rents raised \$75 a month each year for the next three years.

"I'm glad [my rent] didn't go up quite \$750," Estrada said. "That would have been kind of a hard nut to crack."

He paused just briefly. "But eventually, it will be there."

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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. 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Legal Notices

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 31532-PC NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **YEGENIAN ENTERPRISES, INC., 14501 REDHILL AVENUE, TUSTIN, CALIFORNIA 92780** Doing Business as: **VALERO TUSTIN** All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: **NONE** The location in California of the Chief Executive Officer of the Seller(s) is: **SAME** The name(s) and address of the Buyer(s) is/are: **DEL MAR CONVENIENCE, INC., 3199 REDHILL AVENUE, SUITE B, COSTA MESA, CALIFORNIA 92626** The assets to be sold are described in general as: **GOODWILL, FURNITURE, FIXTURES, EQUIPMENT, INVENTORY** and are located at: **14501 REDHILL AVENUE, TUSTIN, CALIFORNIA 92780** The bulk sale is intended to be consummated at the office of: **CITYWIDE ESCROW SERVICES, INC., 12501 SEAL BEACH BLVD., SUITE 130, SEAL BEACH, CA 90740** and the anticipated sale date is **MAY 23, 2023** The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: **CITYWIDE ESCROW SERVICES, INC., 12501 SEAL BEACH BLVD., SUITE 130, SEAL BEACH, CA 90740** and the last date for filing claims shall be **MAY 22, 2023**, which is the business day before the sale date specified above. Dated: **4-27-2023** BUYER: **DEL MAR CONVENIENCE, INC. ORD-1640150 DAILY PILOT 5/4/23**

Legal Notices

BSC 223274 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY DOMIN DOLA NAEGLI ARDEN RILEY & MARY NAEGLI 30-2023-01320381-PR-PW-CJC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **MARY DOMIN DOLA NAEGLI ARDEN RILEY & MARY NAEGLI** A PETITION FOR PROBATE has been filed by **PAUL GALEN MARINOS** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **PAUL GALEN MARINOS** be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and condolics, if any, be admitted to probate. The will and any condolics 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 **May 31, 2023 at 1:30 p.m. in Dept. CM5** 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)** 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 Petitioner: **AMY FENELLI CIFTICKARA, ESQ FENELLI LAW FIRM 24800 CHRISANTA DRIVE, SUITE 110 MISSION VIEJO, CA 92691** Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on 4/28, 5/4, & 5/5/23

Legal Notices

NOTICE OF TRUSTEE'S SALE TS No. **CA-22-926342-SH** Order No.: **220305680-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/6/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **COMMONWEALTH MANAGEMENT LLC A WYOMING LIMITED LIABILITY COMPANY** Recorded: **12/10/2019** as Instrument No. **2019000514949** of Official Records in the office of the Recorder of **ORANGE** County, California; Date of Sale: **5/22/2023 at 1:30PM** Place of Sale: **At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701** Amount of unpaid balance and other charges: **\$1,070,708.76** The purported property address is: **3045 COOLIDGE AVE, COSTA MESA, CA 92626** Assessor's Parcel No.: **141-141-68** 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 **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-926342-SH**. 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 **916-939-0772**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-926342-SH** 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to the QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2163 Camino Del Rio S San Diego, CA 92108 619-645-7711 For Non SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: **CA-22-926342-SH** IDSPub #0185252 4/27/2023 5/4/2023 5/11/2023**

T.S. No. 097945-CA APN: 939-54-269 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/24/2015. 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 6/15/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/27/2015 as Instrument No. 2015000214878 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JACQUELINE M. WATERS-SHIELDS, AN UNMARRIED WOMAN 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: A CONDOMINIUM COMPRISED OF: PARCEL 1: UNIT NO. 162 CONSISTING OF CERTAIN AIRSPAN AND SURFACE ELEMENTS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN ("PLAN") FOR PHASE II OF CABO DEL MAR, WHICH PLAN WAS RECORDED ON MARCH 22, 1984 AS INSTRUMENT NO. 84-119766, OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: AN UNDIVIDED ONE-NINETY-SIXTH (1/96TH) FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO ALL OF THE REAL PROPERTY; INCLUDING, WITHOUT LIMITATION, THE COMMON AREAS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CABO DEL MAR ("DECLARATION"), WHICH WAS RECORDED ON JANUARY 16, 1984 AS INSTRUMENT NO. 84-019079 OF OFFICIAL RECORDS OF SAID COUNTY, AND IN THAT CERTAIN NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("NOTICE") FOR PHASE II OF CABO DEL MAR, RECORDED MARCH 30, 1984 AS INSTRUMENT NO. 84-133349 OF OFFICIAL RECORDS OF SAID COUNTY, IN LOTS 5 AND 6 OF TRACT NO. 10853, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A SUBDIVISION MAP THEREOF RECORDED ON AUGUST 8, 1983 IN BOOK 513, PAGES 14 AND 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS NUMBERED 121 THROUGH 216, INCLUSIVE, AS SHOWN ON THE PLAN. ALSO EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES, AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LOT WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LOT FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION, AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES, AND WATER FROM SAID LOT BY MEANS OF MINES, WELLS, DERRICKS, OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LOT, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES, AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LOT FOR ANY PURPOSE WHATSOEVER. PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSE, ALL AS SHOWN IN THE PLAN AND AS DESCRIBED IN THE DECLARATION. PARCEL 4: EXCLUSIVE EASEMENTS APPURTENANT TO PARCELS NO. 1 AND NO. 2 DESCRIBED ABOVE, FOR USE FOR PATIO AND BALCONY PURPOSES, DEFINED AND DESCRIBED AS RESTRICTED COMMON AREAS IN THE DECLARATION AND NOTICE AS SHOWN AND ASSIGNED IN THE PLAN. PARCEL 5: EXCLUSIVE EASEMENTS APPURTENANT TO PARCELS NO. 1 AND NO. 2 DESCRIBED ABOVE, FOR USE FOR PARKING PURPOSES OVER THE FOLLOWING AREAS DEFINED AND DESCRIBED, AS RESTRICTED COMMON AREAS IN THE DECLARATION AND NOTICE: PARKING SPACE NO(S). 162. The street address and other common designation, if any, of the real property described above is purported to be: 17191 CORBINA LN APT 110, HUNTINGTON BEACH, CA 92649-5114 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 trustee secured by said Deed of Trust, to pay the remaining principal sums of the note(s) created 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: \$269,463.42 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 097945-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.clearreconcorp.com, using the file number assigned to this case 097945-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

MARKETPLACE

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Legal Notices

BSC 223208
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
JOHN L. KING, aka JOHN R. KING, aka JOHN ROY LENNON KING
30-2023-01318462-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: **JOHN L. KING, aka JOHN R. KING, aka JOHN ROY LENNON KING.**
A PETITION FOR PROBATE has been filed by **TERESA VALDEZ, AKA TERESA KING** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **TERESA VALDEZ, AKA TERESA KING** 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 **May 18, 2023 at 1:30 p.m. in Dept. CM6** 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) 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:
 JUDD MATSUNAGA, ESQ.
 ELDER LAW SERVICES OF CALIFORNIA, APLC
 1609 CRAVENS AVE
 TORRANCE, CA 90501
 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/20, 4/27 & 5/4/2023

BSC 223199
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
CAROL R. KOELLE
30-2023-01318381-PR-PW-CJC
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **CAROL R. KOELLE.**
A PETITION FOR PROBATE has been filed by **Dolores Caringella** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **Dolores Caringella** 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 **May 17, 2023 at 1:30 p.m. in Dept. CM5** 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) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
 Attorney for the Petitioner:
 KEVIN G. RICE, ESQ.
 KEVIN G. RICE & ASSOCIATES
 18377 BEACH BLVD., STE 212
 HUNTINGTON BEACH, CA 92648
 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/20, 4/27 & 5/4/2023

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Legal Notices

BSC 223255
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
DANIEL COOK
30-2022-01280701-PR-LA-CJC
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **DANIEL COOK**
A PETITION FOR PROBATE has been filed by **CYNTHIA LEE MITCHELL**, in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **CYNTHIA LEE MITCHELL** 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 **May 31, 2023 at 1:30 p.m. in Dept. CM5** 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) 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 Petitioner:
 ERIC M. RAINES, ESQ.
 ALBRECHT & BARNEY LAW CORPORATION
 1 PARK PLAZA, STE 900
 IRVINE, CA 92614
 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/27, 5/4 & 5/11/2023

BSC 223216
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
CHRIS TODERO,
aka CHRISTOPHER ALEXANDER TODERO,
aka CHRISTOPHER A. TODERO,
aka CHRIS A. TODERO
30-2023-01317838-PR-LA-CJC
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **CHRIS TODERO, aka CHRISTOPHER ALEXANDER TODERO, aka CHRISTOPHER A. TODERO, aka CHRIS A. TODERO.**
A PETITION FOR PROBATE has been filed by **LINDA TODERO** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **LINDA TODERO** 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 **May 18, 2023 at 1:30 p.m. in Dept. CM6** 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) 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:
 EDWARD W. GOODSON, ESQ/ JONATHAN D. PRIMUTH, ESQ.
 LAGERLOF, LLP
 155 NORTH LAKE AVE., 11TH FLOOR
 PASADENA, CA 91101
 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/20, 4/27 & 5/4/2023

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Legal Notices

NOTICE OF TRUSTEE'S SALE T.S. No. 22-20773-SP-CA Title No. 220622342-CA-VOI A.P.N. 933-22-015 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/1999. 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(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, 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: William W. Doremus and Bette M. Doremus, trustees, pursuant to the terms of The Doremus Family Trust Dated April 23, 1990 Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/25/1999 as Instrument No. 19990386464 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 05/23/2023 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$56,515.75 Street Address or other common designation of real property: 835 Amigos Way #15, Newport Beach, CA 92660-4563 A.P.N.: 933-22-015 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 can submit 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 22-20773-SP-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 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-20773-SP-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 04/12/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4781249 04/20/2023, 04/27/2023, 05/04/2023

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BRANCH

Continued from page A1

In a statement also released by Chase, its chairman and chief executive officer Jamie Dimon said, "Our government invited us and others to step up, and we did. Our financial strength, capabilities and business model allowed us to develop a bid to execute the transaction in a way to minimize costs to the Deposit Insurance Fund." Requests for comment from First Republic Bank by the Daily Pilot were not answered, though phone lines to Newport Beach lo-

cation remain in operation. Federal officials said deposits will continue to be insured by the FDIC and that customers won't need to change their existing banking to retain deposit insurance up to \$250,000 per account. Customers of First Republic Bank are advised to continue using their existing branch until they receive notification from JPMorgan Chase that it has completed system changes to allow other branches to process their accounts.

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Courtesy of Orange County Department of Education

OCDE DEPUTY Supt. Ramon Miramontes presents a "2024 Teacher of the Year" award to Kelli Elliot in a surprise visit.

AWARD

Continued from page A1

lum and concepts through hands-on work, deep discussions and field trips that make lessons come alive. "My biggest goal, if I can work it into any class, is to get them outside," said the 48-year-old Long Beach resident. "If I can get them outside, either developing skills for collecting data and/or just appreciating everything around them, that's where I love to be."

Elliot came to Orange Coast College's Biology Department in 2005. Prior to that, she earned a bachelor's degree in biology from San Diego State University in 1996 and a master's of science degree in biological sciences from Cal State Fullerton in 2000.

OCC President Angelica Suarez said she was immensely proud of Elliot's recognition.

"Professor Elliot's commitment to empowering and inspiring students to experience "the wonder of nature" (as she describes it) is symbolic of her unwavering dedication to academic excellence and student success," Suarez said in a statement.

Other recipients of the Orange County Department of Education's 2024 Teacher of the Year award are:

- Laura Blackie, a fourth-grade teacher at San Joaquin Elementary School in Saddleback Valley Unified School District;
- Vivian Chang, who teaches fifth-graders at Red Hill Elementary School in Tustin Unified School District;
- Francisco Sandoval, a sixth-grade teacher at Orangethorpe Elementary School, part of Fullerton School District;
- Matthew Smith, who teaches seventh- and eighth-grade math classes at Red Hill Lutheran School;
- Leslie Whitaker, a third-grade teacher at Esencia K-8 School, part of Capistrano Unified School District.

The six finalists may apply for the California Teachers of the Year program in August. They will also be honored at a Nov. 6 gala dinner at the Disneyland Hotel in Anaheim, where they will receive \$25,000 cash prizes provided by the Orange County Teachers of the Year Award Foundation.

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CROSSWORD ANSWERS

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