

GRADUATION 2025



Courtesy of Garden Grove Unified School District

Principal Todd Nirk, class president Jacqueline Mendoza-Olivares, salutatorian Brianna Li, GGUSD Board of Education Vice President Bob Harden, Supt. Gabriela Mafi and co-valedictorians Alexander Lozano and Cat Pham at the Los Amigos High School graduation on Tuesday.

Los Amigos seniors lean into futures following graduation

BY ANDREW TURNER

Los Amigos led off the local high school graduation season, as some 350 seniors were handed diplomas Tuesday evening. The graduating Lobos leaned into their futures during a ceremony at the Michael A. Monsoor Memorial Stadium on the campus of Garden Grove High. District officials said that students explored 97 career pathways and 130 plan to enroll in a University of California or Cal State campus.

An early college academy program helped propel the class of 2025 to a total of 3,465 college credits. The Golden State Seal Merit Diploma for students who demonstrate mastery in at least six subject areas was awarded to

110 students. The graduates combined to complete 865 advanced-placement courses in reaching their collective cap-and-gown-wearing, tassel-turning milestone. Los Amigos Principal Todd Nirk presented the graduates at the commencement ceremony. Bob Harden, vice president of the Garden Grove Unified School

District board of education, awarded the diplomas. Alexander Lozano and Cat Pham were recognized as co-valedictorians; each delivered remarks to the graduates and those in attendance. Brianna Li earned the honor of salutatorian. The Los Amigos vocal music program performed the national anthem.

Planners get the buzz on Hive Live

Hive Live will bring needed housing, and affordable units, to Costa Mesa north of the 405 Freeway.

BY SARA CARDINE

A vision for high-density residential projects in Costa Mesa is becoming clearer, as planners Tuesday previewed Hive Live — a 1,050-unit complex with retail space proposed to replace an office park and the Los Angeles Chargers' former practice field. Planning commissioners took a look at the proposal, and the laundry list of entitlements being sought by applicants for the 14.25-acre parcel, during a study session Tuesday ahead of a June 9 hearing.

The review comes nearly two years after the project was initially screened by the Costa Mesa City Council in August 2023. Panelists then gave developer Legacy Partners their consent to move ahead with the project.

The firm's regional office in Irvine is overseeing the plan, which proposes three five-story buildings with 1,756 parking spaces to accommodate tenants, 3,692 square feet of retail occupancy and roughly 7.7 acres of total open space at 3333 Susan St.

Planning commissioners will be asked in June to consider a general plan amendment and zone change allowing for high residential uses, as well as amendments to the North Costa Mesa Specific Plan, which establishes building standards for the area.

Hive Live would also operate

See **Housing**, page A5



Doug Gifford

The Pacific Symphony performed the last concert of Summerfest 2024 - Tchaikovsky Spectacular with conductor, Carl St. Clair and Aubree Oliverson, violin at Great Park Live in Irvine.

Pacific Symphony returns to Irvine for another season

BY SARAH MOSQUEDA

Pacific Symphony, the resident orchestra of the Great Park Live amphitheater in Irvine, will return to the outdoor venue for another spectacular summer season, kicking off the Summerfest 2025 series with its traditional July 4th Spectacular.

This marks the second year the symphony has made Great Park Live its summer home, after the temporary live music venue replaced the FivePoint Amphitheater.

"We are thrilled to return for another season at Great Park Live, where music and community come together under the stars," said Pacific Symphony president John Forsythe.

Presented by City of Hope Orange County, with support from

the city of Irvine, the five-concert series will feature the Symphony's renowned conductors, including Pacific Symphony music director Carl St.Clair, principal pops conductor Enrico Lopez Yañez and principal pops conductor laureate Richard Kaufman.

"We know music has a transformative power to uplift, to bring people together, and to heal. That's something we celebrate at City of Hope Orange County," Annette Walker, president of City of Hope Orange County said in statement. "We look forward to celebrating another magical summer series with Pacific Symphony."

The Pacific Symphony performs more than 100 concerts each year. Its Summerfest series has become a fixture for out-

door entertainment in Orange County since 1987, when the orchestra began summer performances at Irvine Meadows, which became Verizon Wireless Amphitheatre. Later, the symphony moved to the Pacific Amphitheater in Costa Mesa before coming to the FivePoint Amphitheater in Irvine until its closure.

The July 4th Spectacular has become a patriotic tradition for the symphony and this year's Independence Day celebration will contain pieces that honor America and the iconic all-American hits from Jimmy Buffett and the Beach Boys. Led by Pops conductor laureate Richard Kaufman, the program will end with a fireworks display.

See **Symphony**, page A2

Father killed while teaching teen to drive

Police say 64-year-old James Politoski of Laguna Beach died while instructing his 15-year-old daughter.

BY SARA CARDINE

The name of a local man who died during a Memorial Day driving lesson with his 15-year-old daughter after their vehicle plummeted down an embankment onto Coast Highway below was released by a law enforcement official Tuesday.

Laguna Beach police spokesperson Lt. Jesse Schmidt said 64-year-old James Politoski was teaching the teen, who was practicing driving with a learner's permit, in the parking lot of the Aliso Creek Plaza Shopping Center at around 2:30 p.m. Monday.

"Preliminarily, we suspect it was a father-daughter driving lesson, and he was teaching her the rules of the road," Schmidt said Tuesday.

Police and fire personnel were called to a stretch of Coast Highway between Wesley and Montage Resort drives by a 911 call placed at 2:43 p.m.

The vehicle, a Volkswagen Type-1 (Beetle) convertible, apparently became out of the driver's control during the lesson and crashed through a fence barrier, careened down a roughly 40-foot embankment and landed upside down on the highway below.

The top of the convertible was reportedly closed at the time of the incident, police reported, and the Beetle hit a parked car before stopping, causing light damage to that vehicle.

Politoski was pronounced dead at the scene, according to a news release. The driver, whose name is not being released to the public because she is a minor, was transported to Mission Hospital in Mission Viejo with significant injuries and, as of Tuesday morning, was listed in stable condition, according to Schmidt.

Preliminary investigation points to the possibility that the teen may have confused the pedals during the driving lesson, Schmidt said Tuesday.

"It appears to be a gas-brake pedal confusion sort of incident," the spokesman said. "It's just tragic, especially on Memorial Day. Our condolences go out to the family and friends affected by this."

Pacific Coast Highway was closed in both directions for roughly three hours to accommodate paramedics and the subsequent investigation before fully reopening to traffic, according to Schmidt.



John Trevino

A 15-year-old Laguna Beach resident was hospitalized Monday, after a vehicle she was driving in a lesson with her father crashed onto Coast Highway.

Police arrest DUI driver who crashes into fatal accident scene

BY MATT SZABO

Fountain Valley police arrested a DUI motorist on Sunday night after the unidentified driver crashed into the scene of a fatal traffic investigation.

Police responded to the intersection of Warner Avenue and Los Jardines Street



Fountain Valley Police Department

Fountain Valley police arrested a DUI motorist Sunday after the driver crashed into the scene of a fatal traffic investigation.

at about 10:30 p.m. Sunday. On their arrival they discovered a gray Toyota Corolla traveling westbound on Warner had struck a pedestrian who had been running southbound from Mile Square Park into the intersection.

The pedestrian, who police identified in a news release as 35-year-old Alexandra Payerli of Santa Ana, later died of her injuries at a local hospital. The driver of the Corolla, a 17-year-old male from Westminster, remained at the scene and cooperated with investigators.

As police were investigating the fatal collision later Sunday night, the DUI driver struck an unoccupied police car and was arrested.

No officers were reported injured.

Anyone with information regarding the fatal collision is encouraged to contact the FVPD Traffic Bureau at (714) 593-4481 and reference incident No. 25-16166.

Taking a break and landing a backflip in style over the saltwater



Don Leach / Staff Photographer

Members of the Newport Harbor girls' water polo team do backflips off a paddleboard during a time-out as they watch the Battle-of-the-Bay water polo matches "saltwater" version in Marina Park.

UC Irvine police search for rape suspect

BY SUMMER LIN

Police at UC Irvine are looking for a rape suspect who attacked a person on the campus this month.

UC Irvine police received a report that someone was raped around 11 p.m. on

May 16 at Camino del Sol student housing, said UCI Police Chief Liz Griffin in a crime alert.

The person said they were walking when a man pushed them to the ground and raped them, Griffin wrote.

The assailant was described as a white man between 35 and 40 years old with dark hair, a medium build and wearing a dark T-shirt and a navy blue hat, according to Griffin. He was driving a dark colored Acura.

The victim reported the attack the next day, according to police. Officers searched the area but didn't find the man or his vehicle.

Anyone with information has been asked to contact the UCI police at (949) 824-5223.

Teen accused of murder in fatal flare gun shooting

BY NICOLE CHARKY-CHAMI

Police are seeking surveillance video and additional information after a teen allegedly shot and killed a man with a flare gun in a neighborhood just blocks from Huntington Beach High School on Friday night.

It's still an active investigation, Huntington Beach Police spokesperson Jessica Cuchilla told the Daily Pilot.

"It's still ongoing and we don't want to compromise any part of it, so we're not releasing anything further on how this started," Cuchilla said.

Officers with the Huntington Beach Police Department responded to a shooting near the intersec-

tion of Florida Street and Utica Avenue around 8:40 p.m. Friday.

After they arrived at the residential area, officers found the victim, 29-year-old Jose Manuel Nares of Huntington Beach. Nares suffered a gunshot wound inflicted by a flare gun. He was treated and taken to a hospital, where he died.

The suspect fled the area and was later located. Officers also recovered the weapon.

The teen was booked on suspicion of murder and taken to Orange County Juvenile Hall.

No further updates were immediately released.

Anyone with video surveillance or information can contact the Huntington Beach Police Department at (714) 878-5640.

SYMPHONY

Continued from page A1

On Aug. 2, Pacific Symphony uses the force with "Star Wars: The Force Awakens in Concert." The Pacific Symphony will perform the movie score live alongside the full-length feature film, making for an immersive experience for any Star Wars fan. On Aug. 8, St.Clair leads "Beethoven's Emperor & Pictures at an Exhibition" with Michelle Cann on piano. Then on Aug. 23, attendees are invited to put on their boogie shoes for "Disco Fever-Let's Dance!" as Lopez-Yañez is joined by vocalists Maiya Sykes and Ty Taylor to perform selections from the disco catalogue like "Stayin' Alive," "I Will Sur-



Don Leach / Staff Photographer

Enrico Lopez-Yanez leads the first half of the rehearsal for the Pacific Symphony's "Music of Star Wars" concert at the Renee and Henry Segerstrom Concert Hall in Costa Mesa Friday.

vive" and "The Hustle." The show promises to be a fun but also deeply personal performance, inspired by Lopez-Yañez's father's love of disco. The season closes out on Sept. 6 with the "Tchaikovsky Spectacular."

Conducted by Francesco Lecce-Chong, the memorable program features Tchaikovsky's most iconic works, such as "Piano Concerto No. 1" and "Francesca da Rimini," and crescendos into the incendiary "1812

Overture" complete with fireworks to punctuate the performance.

The Great Park Live entertainment venue first opened in June 2024, serving the community as a temporary live music space until a more permanent venue is built at the Great Park. Forsyte noted that last summer's successful series encouraged the symphony to continue its summer tradition of playing music under the stars.

"This season builds on the energy of last year's Summerfest while introducing new, inspiring elements that elevate the experience," said Forsyte.

More elevated experiences are coming to the Great Park, as the the City of Irvine and the Great Park Board recently announced plans to add an aerial transport system known as "Whoosh" to the park at the 2025 "State of the Great Park." The event opened with a Pacific Symphony performance, and Forsyte said the symphony is happy to continue to bring orchestral music to the Orange County community in multiple capacities.

"We are dedicated to always bringing wonder, joy and connection through orchestral music," said Forsyte. "We can't wait to share these unforgettable moments with our community."

Pacific Symphony's Summerfest series runs July 4 to Sept. 6. Subscriptions are available with packages ranging in price from \$189 to \$580 with parking included. For details and tickets visit pacificsymphony.org.

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

ESTATE OF FREDERICK P. CEMBERLEN

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

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

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

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

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

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

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

Attorney for petitioner:
Richard D. Brover
350 Redondo Avenue, Long Beach, CA 90814
(562) 433-6795

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

CITY OF LAGUNA BEACH: ADOPTION OF ORDINANCE NO. 1716 REGARDING REAL PROPERTY REPORTS

Ordinance No. 1716 titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, AMENDING CHAPTER 14.76 (REPORT OF REAL PROPERTY RECORDS) TO REQUIRE A LOCAL DISCLOSURE RATHER THAN A REAL PROPERTY REPORT AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(B)(3)" was introduced at the City Council meeting of March 25, 2025, and adopted on May 20, 2025, on the following 5-0 vote: AYES: Jones, Kempf, Whalen, Orgill, Rounaghi, NOES: None; ABSENT: None, ABSTAIN: None.

Ann Marie McKay, City Clerk

BSC 226876 NOTICE TO CREDITORS OF BESSIE GRAY MEILY CASE# 30-2025-01482850-PR-NC-CMC SUPERIOR COURT OF CALIFORNIA-COUNTY OF ORANGE

Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at Orange County, and mail or deliver a copy to Delta J. Tereschuk, as trustee of Trust No. 01-5-12542-0 dated September 12, 1973-Trust A, wherein the decedent was the settlor, at c/o Ferruzzo & Ferruzzo, LLP, 3737 Birch Street, Suite 400, Newport Beach, CA 92660, within the later of four months after May 23, 2025, the date of the first publication of notice to creditors or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section 19103 of the Probate Code. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

SHANNON C. PAPAZIS, ESQ & ALYSE M. FREDERICK Ferruzzo & Ferruzzo, LLP
3737 Birch Street, Suite 400
Newport Beach, California 92660
T: 949-608-6900
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on 5/23, 5/29 & 5/30/2025

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A Times Community News publication.
CONTACT US

Carol Cormaci
Executive Editor
carol.cormaci@latimes.com

Nicole Charky-Chami
Deputy Editor
nicole.charkychami@latimes.com

Beth Raff
Advertising Manager
(424) 225-9928
beth.raff@latimes.com

Sara Cardine,
Costa Mesa
sara.cardine@latimes.com

Eric Licas,
Newport Beach
eric.licas@latimes.com

Sarah Mosqueda, TimesOC
sarah.mosqueda@latimes.com

Gabriel San Román,
TimesOC

gabriel.sanroman@latimes.com

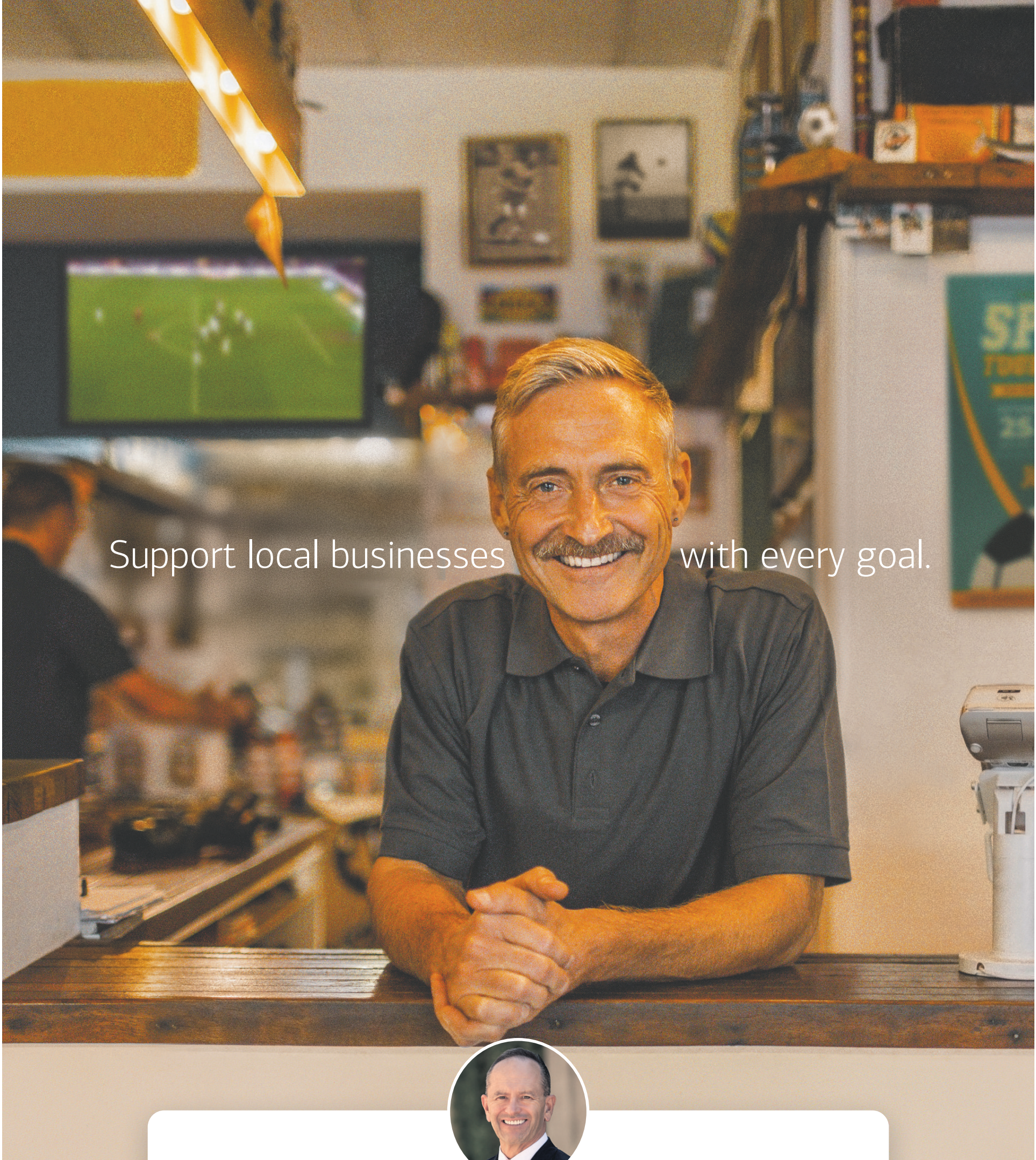
Matt Szabo,
Huntington Beach and Sports
matthew.szabo@latimes.com

Andrew Turner,
Laguna Beach and Sports
andrew.turner@latimes.com

10540 Talbert Ave.,
Suite 260 West,
Fountain Valley, CA 92708

The Daily Pilot, established in 1907, is published Thursday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

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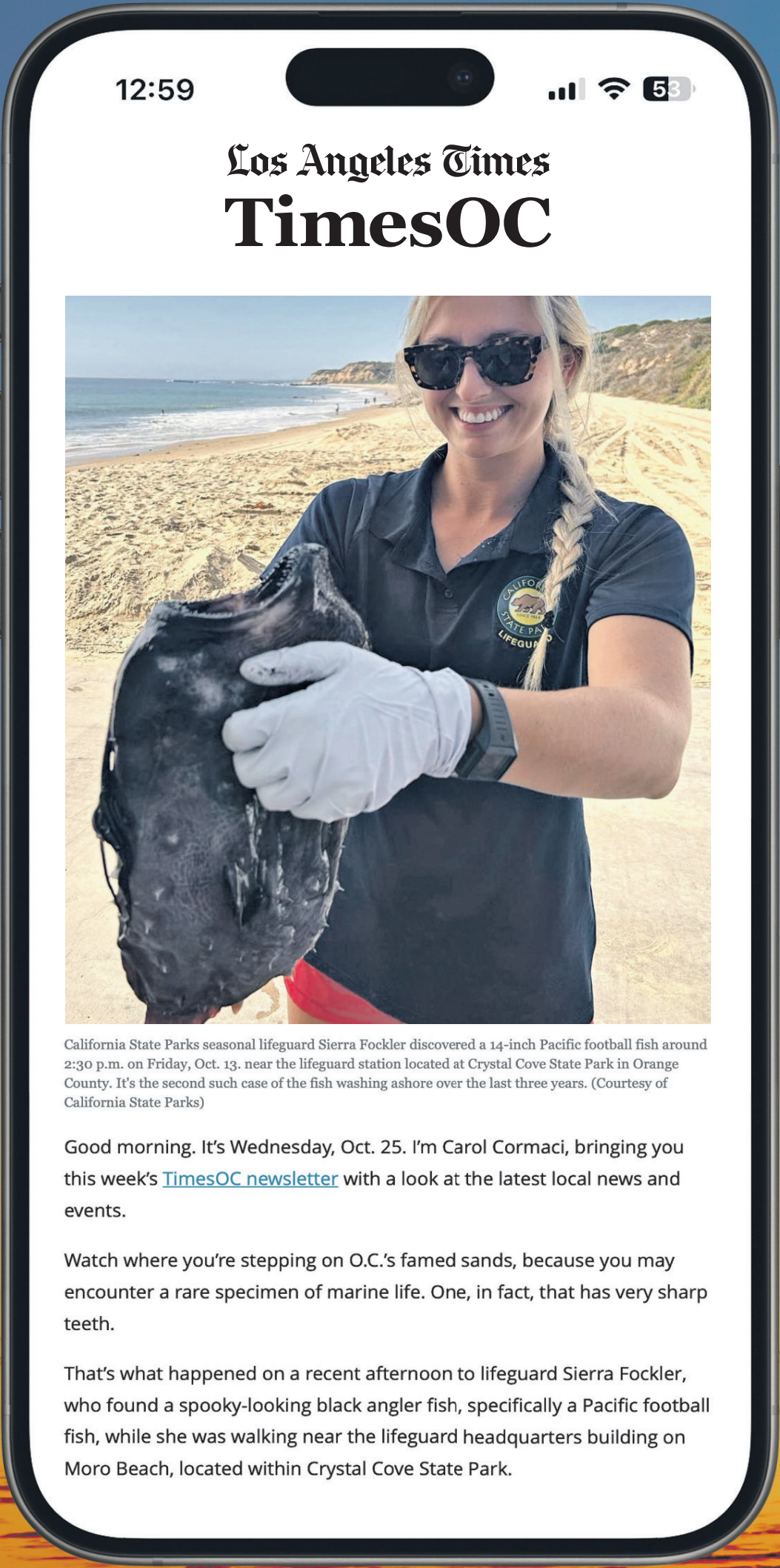
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Screenshot by Sara Cardine

A residential complex, “Hive Live,” is being proposed for a 14.25-acre parcel that currently houses the Hive creative office space and the L.A. Chargers former practice field.

HOUSING

Continued from page A1

under a separate master plan imposing requirements specific to the property, which would be broken up into three separate parcels to accommodate three phases of development.

Although not part of the project currently under consideration, developers have offered neighboring defense contractor Anduril, the headquarters of which border the Susan Street property, first right of refusal to build an additional office building at the southern end of the property.

That decision would dictate which of the three Hive Live parcels would be constructed first. Anduril is located directly west of the proposed housing complex, across from a jointly managed strip of land called the Rail Trail, planned to connect bike trails in Costa Mesa and the city of Santa Ana to the north.

To increase the value of that connectivity, the applicant is proposing pedestrian “paseo” areas in between the buildings, where amenities would include seating, artwork and landscaping.

Legacy Partners has offered to make 105 of the project’s 1,050 total units — or 10% — affordable to low-income renters for a period of 55 years, in exchange for a 20% density bonus through the state.

Any further community benefits, such as payments

“It was just kind of an inkling, like, depending on what the city’s looking for here, maybe this could be a site that could be offered up.”

— Tim O’Brien

to the city for infrastructure and public services, will be outlined in a developer agreement that is still being negotiated and which will likely remain in effect for a period of 20 to 30 years after units become completed.

Tim O’Brien, a senior managing director at Legacy Partners, explained how the concept for Hive Live began five years ago as the city was in the process of updating the housing element portion of its general plan and eyeing industrial areas north of the 405 Freeway for residential developments with higher densities.

“It was just kind of an inkling, like, depending on what the city’s looking for here, maybe this could be a site that could be offered up,” O’Brien recalled Tuesday.

“The vision became, well look, we have a big (housing) obligation to the state, it calls for density, we think this density should be in the northern part of the city — that’s the whole premise

of this.” The Irvine-based developer also built 580 Anton, a 240-unit luxury apartment building in Costa Mesa’s South Coast Metro district, as well as nearby Bloom South Coast in Santa Ana.

O’Brien said the firm’s target market for Hive Live is professionals aged 25 to 45, though each of the three residential buildings on the site would be aimed at different audiences within that demographic.

The southernmost building, dubbed “The Innovator,” would include 315 residential units and a 538-space parking garage, along with all the retail space and a public common area, for an active and social population with modern influences.

Directly north of that, “The Explorer” would be built out with 346 units and 572 parking spaces in a design appealing to creatives and outdoor adventurers looking for laid-back luxury.

A third building “Eco Enthusiast” would be the largest construction phase and include 389 units, along with a 643-space parking structure and a design focused on wellness, meditation and a refined, natural look.

“They all have these individual interests — everybody’s different,” O’Brien told commissioners of the envisioned tenant profiles. “It just helps us to create themes and feel for our buildings; it helps us create a sense of place, of character.”

THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

- ACROSS**
1 Word before "exhaust" or "citizen"
5 Dinner dish
10 New Testament book
14 Fighting force
15 Des Moines native
16 Make arrangements
17 Gas in signs
18 Chilling: 2 wds.
19 "The sport of kings"
20 Lawn figurine: 2 wds.
23 Neither fish _ fowl
24 Wide street: Abbr.
25 Use the tab key
27 Move forward
31 Foot treatment, for short
32 Peru's capital
33 Caramel Hershey candies
35 Place for flowerpots
39 _friendly
40 At once
41 Maple or magnolia
42 Shipped
43 Measuring stick
45 Angry tirade
46 Give off
48 Puts a cassette back to the start
50 PR problem: 2 wds.
53 Tiny bit of cream
54 Bitter beer
55 Exam scores: 2 wds.
62 Minestrone, e.g.
64 "Absolutely not": 2 wds.
65 Hawaiian tuber
66 1/12 of a foot
67 Privileged group
68 Dastardly
69 Peach pit, e.g.
70 Has supper

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18						19			
20				21						22		23		
			24						25		26			
27	28	29				30		31						
32					33		34				35	36	37	38
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42					43				44		45			
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50	51	52								53				
54				55		56	57	58				59	60	61
62			63		64						65			
66					67						68			
69					70						71			

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.

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

For answers to the crossword and Sudoku puzzles, see page A8.

- 71** Identical wds.
DOWN
1 "Gosh darnit!"
2 Fertilizer chemical
3 Love: Spanish
4 "Wonder Woman" star: 2 wds.
5 Trailblazer
6 Lasting a while
7 "I'll call that _": 2 wds.
8 Folded Mexican food
9 Foes
10 Smartphone

- program
11 Exact copy
12 Eagle's claw
13 Derisive laugh
21 New Year's _
22 Finish
26 Passes out
27 Positive quality
28 Go up
29 Sign of the future
30 Pastry with coffee
31 Great strength
34 Texter's "haha": Abbr.
36 Iraq neighbor
37 Loan
38 Allows
43 Became mature
44 Overnight flights
47 Came across
49 Used to be
50 First-name _
51 Unaccompanied
52 Tie in tennis
56 Operatic songs
57 Small bed size
58 "At any _":
59 Volcanic outflow
60 Quick haircut
61 Shoe bottom
63 Advanced degree: Abbr.

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THU, MAY 29
THE WAR & TREATY

SAT, MAY 31
KIDS OF CHARLEMAGNE

SUN, JUN 1
KEN GARCIA

THU, JUN 5
BIG COUNTRY

5/29 THE WAR & TREATY (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)

5/30 YACHTY BY NATURE

5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)

6/1 KEN GARCIA

6/5 BIG COUNTRY

6/6 THE WINEHOUSE EXPERIENCE

6/7 YYNOT (TRIBUTE TO RUSH)

6/8 HOWIE DAY

6/12 PURE PRARIE LEAGUE

6/13 BUFFETT BEACH (TRIBUTE TO JIMMY BUFFETT)

6/14 DON MCLEAN (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)

6/15 LIVE DEAD & BROTHERS (AN ALL-STAR CELEBRATION OF GRATEFUL DEAD & ALLMAN BROTHERS)

6/18 MATTEO MANCUSO

6/20 EVE 6

6/21 CLASSIC ALBUMS LIVE: DAVID BOWIE'S ZIGGY'S STARDUST

6/27 HEARTWRECKERS (TRIBUTE TO TOM PETTY)

6/28 GARY HOEY (AVALANCHE TOUR)

7/3 THE ULTIMATE ROCK BAND: THE GREATEST ROCK HITS OF ALL TIME

7/5 AMBROSIA

7/11 THE ENGLISH BEAT

7/12 THE ENGLISH BEAT

7/13 THE CREAM OF CLAPTON BAND Ft. WILL JOHNS, STEVE FERRONE, NATHAN EAST AND NOAH EAST

7/17 DUANE BETTS AND PALMETTO MOTEL

7/18 JOURNEY USA

7/19 FAST TIMES (ULTIMATE 80'S TRIBUTE)

7/20 STARSHIP

7/25 CRYSTAL BOWERSOX

7/26 VENICE

7/27 BOBBY GRAY

7/30 MONOPHONICS

FRI, JUN 6
THE WINEHOUSE-EXPERIENCE

SUN, JUN 8
HOWIE DAY

THU, JUN 12
PURE PRARIE LEAGUE

FRI, JUN 13
BUFFETT BEACH

7/31 THE MAMAS & THE PAPAS EXPERIENCE

8/1 THE FABULOUS THUNDERBIRDS

8/2 HENRY KAPONO

8/3 HENRY KAPONO

8/6 TAJ FARRANT

8/8 STEVE EARLE

8/9 LED ZEPAGAIN

8/10 HEAD GAMES (TRIBUTE TO FOREIGNER)

8/15 THE MOTELS

8/16 SKELETON CREW (GRATEFUL DEAD TRIBUTE)

8/22 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)

8/23 SUPER DIAMOND (TRIBUTE TO NEIL DIAMOND)

8/24 SOUTHERN AVENUE & WILL HOGE

8/28 TAB BENOIT WITH SPECIAL GUEST GA-20

8/29 MONTROSE LIVE

8/31 JUDY COLLINS

9/3 SHAWN MULLINS

9/5 LOVE WITH JOHNNY ECHOLS

9/6 THE DEVON ALLMAN BLUES SUMMIT

9/7 BENISE (25 YEARS OF PASSION)

9/12 BEATLES VS STONES (A MUSICAL SHOWDOWN)

9/13 PABLO CRUISE

9/18 BOB ANDERSON (TRIBUTE TO FRANK SINATRA)

9/19 THE NELSONS

9/20 WHAT'S NEW PUSSYCAT (TRIBUTE TO TOM JONES)

10/3 WAYNE NEWTON (SPONSORED BY NUCALM & VOCO LAGUNA HILLS HOTEL)

10/4 ORIANTHI

10/5 STEPHEN KELLOGG AND JON MCLAUGHLIN

10/10 DESPERADO

10/11 DESPERADO

10/17 SPYRO GYA

10/18 MICK ADAMS & THE STONES

10/19 MARTIN SEXTON ABBEY ROAD SHOW

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Legal Notices

LEGAL NOTICE



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, June 10, 2025, at 4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following item:

Proposed Budget for the 2025-26 Fiscal Year, pursuant to Section 1102 of the Newport Beach City Charter.

TOTAL BUDGET ALL FUNDS - INCLUDING CAPITAL IMPROVEMENTS:

Salary and Benefits	206,088,553
Maintenance and Operations	150,606,408
Capital Outlay	8,733,800
Capital Improvements	66,743,297
Debt Service	10,504,260
Transfers	87,856,184
Total Budget	530,532,502

Copies of the proposed budget are available for public inspection on the City's website at <http://www.newportbeachca.gov> and at the following locations:

City Clerk's Office 100 Civic Center Drive Newport Beach, CA, 92660 949-644-3005	Central Library 1000 Avocado Ave Newport Beach, CA 92660 949-717-3800
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NOTICE IS HEREBY FURTHER GIVEN that this action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c) (3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Anyone wishing to attend the public hearing should check the June 10, 2025, meeting agenda on the City's webpage at www.newportbeachca.gov/agendas or contact the City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov, during normal business hours, to receive information on how to attend this meeting. If you challenge the Proposed Budget for the 2025-26 Fiscal Year, in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing.

For questions regarding this public hearing item please contact Jason Al-Imam, Finance Director, at 949-644-3126 or jallimam@newportbeachca.gov.



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach

Legal Notices

Legal Notices

ANNOUNCEMENTS / ENTERTAINMENT 500

Religious Announcements

Thank you St Jude & Sacred Heart of Jesus for prayers answered-CM

EMPLOYMENT 1500

Employment

Artist. Drive the completion of project goals & facilitate communication, organization, & accountability across multi-discipline team. Req. 2 yrs exp in job or 2 yrs of exp. as Animator, Graphic Designer or rel. occup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$170,000/yr to \$201,880/yr. Send resume ref#23291 to K. Finnsson, Blizzard Entertainment, Inc. 1 Blizzard Way, Irvine, CA 92618

Environment Artist. Creates believable, photo-realistic 3D models & textures from concept art & photo reference. Req. Bach. in Animation, Fine Arts, Digital Production, or rel. field. Jobsite: Irvine, CA. Wage range: \$87,984/yr to \$124,000/yr. Send resume ref#23338 to K. Finnsson, Blizzard Entertainment Inc, 1 Blizzard Way, Irvine, CA 92618

Software Engineer. Design, implement, & maintain company online game backend services & systems. Req. Bach. in Software Engineering, Comp. Engineer, Electrical Engineer,, or rel. field. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$102,357/yr to \$155,000/yr. Send resume ref#23181 to K. Finnsson, Blizzard Entertainment, Inc. 1 Blizzard Way, Irvine, CA 92618

Editor: Travel Agency in Costa Mesa, CA. Bachelor's Degree in English or rldt & fluency in Japanese language req'd. Salary: \$59530/yr; Mail resume: AMNET NEW YORK, INC.: 665 Paulirino Ave. #111, Costa Mesa, CA 92626; Attn: Tobayama.

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Employment

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NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.L.C. 6101 et seq. and B & P 24074 et seq.) Escrow No. **04-48845-AWE**

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business addresses of the Seller/Licensee(s) are: **WATERFRONT ENTERPRISES INC., 503 E. EDGEWATER AVE., NEWPORT BEACH, CA 92661** Doing business as: **NEWPORT LANDING RESTAURANT**

The location in California of the chief executive office of the Seller is: **400 MAIN STREET, NEWPORT BEACH, CA 92661**

As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: **HARBORSIDE RESTAURANT, 400 MAIN STREET, NEWPORT BEACH, CA 92661, OCEANSIDE BROILER, 1325 HARBOR DRIVE, OCEANSIDE, CA 92054**

The name(s) and address of the Buyer is/are: **THE LANDING STRIP, LLC, 763 YALE STREET, LOS ANGELES, CA 90012**

The assets to be sold are described in general as: **ALL FURNITURE, FIXTURES AND EQUIPMENT, LIQUOR LICENSE, TANGIBLE AND INTANGIBLE ASSETS** and are located at: **503 E. EDGEWATER AVE., NEWPORT BEACH, CA 92661**

The type of license to be transferred is/are: **ON-SALE GENERAL EATING PLACE-47-331567**, now issued for the premises located at: **SAME**

The bulk sale and transfer of the alcoholic beverage license(s) is/are intended to be consummated at the office of: **GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660** under Escrow No.: **04-48845-AWE** and the anticipated date of the Bulk Sale is **JUNE 16, 2025**

The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of **\$297,750.00**, including inventory which consists of the following: **CASH THROUGH ESCROW \$297,750.00**

The Bulk Sale is NOT subject to California Uniform Commercial Code Section 6106.2, but is subject to Section 24074 of the Business and Professions Code.

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

DATED: **MARCH 25, 2025**

WATERFRONT ENTERPRISES INC., A CALIFORNIA CORPORATION, THE LANDING STRIP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 3729809-PP DAILY PILOT 5/29/25

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2547721CAD TS NO: Y24-08064 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 6/25/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 7/1/2024 as instrument number 2024000163943 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 10/21/2024 as instrument number 2024000273631 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 5/23/1984 as instrument number 84-214034, WILL SELL ON 6/11/2025, 1:30 P.M. At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Michael H. Sheldon. The property address and other common designation, if any, of the real property is purported to be: 2044 Vista Cajon, Newport Beach, CA 92660, APN 440-352-07. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$17,672.29. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case: Y24-08064. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case Y24-08064 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 4/28/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0474102 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/22/2025, 05/29/2025, 06/05/2025

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/1/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **NOE CABRERA AND ROSA M. CABRERA, HUSBAND AND WIFE AS JOINT TENANTS** Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/8/2006, as Instrument No. 2006000603213, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2009000397963 AND RECORDED ON 07/24/2009 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2018000147800 AND RECORDED ON 04/25/2018 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2022000135742 AND RECORDED ON 04/08/2022,, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: **6/18/2025** at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: **\$302,648.58** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **1624 IOWA STREET # B COSTA MESA, CALIFORNIA 92626** Described as follows: As more fully described on said Deed of TrustA.P.N #: **932-070-38** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-72599. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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Dated: **5/16/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 43745 Pub Dates 05/22, 05/29, 06/05/2025

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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. Trustor: **NOE CABRERA AND ROSA M. 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If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: **5/16/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 43745 Pub Dates 05/22, 05/29, 06/05/2025

Title Order No. : 99100117 Trustee Sale No. : 87969 Loan No. : 399510642 APN : 141-301-12 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/12/2024 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/11/2025 at 10:00 AM, CALIFORNIA TO SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/18/2024 as Instrument No. 2024000097293 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: PATRICK GERARD MORELAND, A SINGLE MAN , as Trustor ROGER ANDERSON TRUSTEE OF THE RWA TRUST DATED 3/1/2014 , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd. (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 21 OF TRACT NO. 3749, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 131, PAGES 20 TO 23, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, ASPHALTUM AND ALL OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND WITH THE RIGHT TO REMOVE SAID SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY ON THE SURFACE THEREOF, AS SHOWN IN A DEED FROM MESA DEL MAR DEVELOPMENT CO., A JOINT VENTURE OF TARTAN HOMES, INC., A CORPORATION, AND HESTER DEVELOPMENT CO., A CORPORATION, TO EDWARD A. EVANS AND ELIZABETH A. EVANS, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED DECEMBER 12, 1968 IN BOOK 8813, PAGE 362 OF OFFICIAL RECORDS OF ORANGE COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2750 DRAKE AVENUE COSTA MESA, CA 92626. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$422,010.81 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/14/2025 CALIFORNIA TO SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TO SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 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 T.S.# 87969. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87969 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924(f), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.

CONTACT US

To report scores of high school and college games, or other newsworthy items from youth to pro sports, contact the Daily Pilot sports staff.

Matt Szabo, Sports Reporter
(714) 966-4614, mattthew.szabo@latimes.com
Andrew Turner, Sports Reporter
(714) 966-4611, andrew.turner@latimes.com



James Carbone

Estancia High School boys' baseball team celebrates after winning against Rancho Mirage High School boys' baseball team in the semifinals of the CIF Southern Section Division 6 playoff game.

Estancia baseball in CIF final after victory

BY SCOTT FRENCH

Everything has fallen into place at the best moment imaginable for Estancia's baseball team, which heads into this weekend's CIF Southern Section finals on a six-game roll and a second title in four seasons in sight.

The Eagles, a most uncertain prospect back in February, have emerged from a roller coaster campaign that hadn't gone as desired before the playoffs began two Fridays ago steeled by missed opportunities, fused as championship teams should be, and filled with expectation.

Estancia (19-13) rode Nico Viramontes' outside fastball and a growing knack for two-out heroics in Tuesday afternoon's semifinal victory over Rancho Mirage, pulling out another tense 4-3 triumph to set up Saturday's 1 p.m. Division 6 title-game showdown with Marshall (20-6-1) at Cal State Fullerton's Goodwin Field.

Viramontes (9-0) surrendered two hits and one unearned run while working out of several jams over six innings and the Eagles twice responded quickly to the visitors' forays to go ahead.

"Our stats are not pretty," head coach Nate Goellrich said. "Our batting average is the second-worst batting average in my [14-year] history here. Our team ERA is the second-worst. But we've come together as a group. The chemistry works. We respond when we're down, and all that is heart. And the ability to understand that they can do it and have faith in themselves, have faith in each other. That's the big thing.

"They've come together at the right time. And that's what you need in the playoffs is that. And can't ask for anything else out of the guys."

Estancia turned a two-run deficit into a 3-2 advantage behind back-to-back run-scoring doubles from Sawyer Atkinson and Viramontes, then Vaughn McCrea's two-out RBI single

in the the third. The Eagles answered the Rattlers' audacious tying run in the fifth with a two-out rally in the bottom half of the inning, bringing home Sean Sweeney on Carlos Hauser's single to right field.

McCrea got the save with the tying run at third on Jacob Ramirez's racing, diving catch on a dipping fly to shallow left field.

"I'm at a loss of words right now," said Viramontes, who fell behind after an error gifted Rancho Mirage (18-13) two runs in the top of the third but twice escaped innings unscathed with runners in scoring position. "We've always dreamed for this, and we worked really hard for it, so it's a great feeling."

This run, one marked by a first-round stand as Alhambra rallied and last week's down-to-the-last-out, extra-inning quarterfinal thriller with Pacifica Christian, followed back-to-back, one-run, late-inning losses a month ago to Coast League champion Century, the first with a piece of the league title within reach. That was, Atkinson noted, "not the outcome we wanted."

"It made us want to win this even more," Viramontes said. "That's what we're doing right now, showing that we deserve to win this."

Said Atkinson: "I don't think any of us thought it would go this far. But here we are."

It came down to a series of battles with Rattlers talisman Kobe Finnikin, their only All-CIF honoree after reaching the semifinals last year. He went two for three, was on base four times, scored twice and stole three bases: second, third and home in succession, the last 90 feet for a sixth-inning tie with a two-out dart as Atkinson, Estancia's catcher, tossed the ball back to Viramontes.

The Eagles twice duped Finnikin into taking off early, both times from second base, with Viramontes in the first inning and McCrea in the seventh delaying their motions and

catching the Cal Baptist-bound shortstop on the basepath.

"We knew coming in their leadoff guy was a little bit undisciplined on the bases," Goellrich said. "We knew we could take advantage of that. And that was huge for us. Two spaghetti moves, picking him off, taking that away. That's a lot of their offense."

Rattlers head coach David Shaw had no regrets.

"We live with his energy and his reads," he said. "It's something we will definitely learn from, but I don't ever second-guess that kid. He's our fire."

Estancia's two-out acumen was pivotal. The Eagles put seven runners on base after the second out, five into scoring position, and, with McCrea's and Hauser's singles, brought two of them home.

"It's something coaches pounded in on us, working with two outs, finding a way on," Atkinson said. "That's been a thing all year. We just keep finding our way on with two outs, and that's what makes our team. That's what gets us the wins, you know?"

Goellrich said he's "pretty sure about 80% our runs in the playoffs are with two outs."

"That just shows the heart, the character of these guys," he said. "We have that next-guy mentality, and they really bought into that philosophy. So an inning's never over."

The Eagles will take that approach into Saturday's final.

"Baseball is the toughest championship to win, right?" Goellrich said. "We told our guys, even coming into the playoffs, you're here, go out and win. See what happens. And so for us to be there the second time in four years is huge. But we're not satisfied. We'll go out and give us our best shot. And, you know, the goal will be [to go] 1-0.

"Just go 1-0 that day. Doesn't matter how. Doesn't need to be pretty. A win's a win."

Early lead vanishes for F.V. baseball

BY MATT SZABO

SANTA ANA — Fountain Valley High baseball coach Gerardo Gonzalez has been around long enough to know that high school sports are about more than just the wins and losses.

Gonzalez, three years into his second stint as Barons head coach, smiles when he talks about senior leadoff hitter Anthony Zamora, for example.

"He was a little kid and grew up," Gonzalez said of Zamora, who played on the junior varsity team last year as a junior. "He just kept his head down, worked his rear end off, worked out in the weight room and just had a fantastic year."

Zamora hit his first home run of the season on Tuesday, blasting the first pitch he saw over the fence in left-center field.

Mater Dei rallied late, however, earning a 5-4 home win in the semifinals of the CIF Southern Section Division 2 playoffs to end Fountain Valley's season.

The Monarchs (19-13) advanced to play West Ranch in the Division 2 title game Saturday at 7:30 p.m. at Cal State Fullerton.

Fountain Valley (18-14) was trying to make its first CIF final since 1996. Zamora's solo shot gave the Barons a 4-1 lead in the top of the second inning, but they couldn't hold it.

"We didn't add to our runs and we gave them that opportunity," Gonzalez said. "Kudos to them. That's a good ball club. At this point, everybody's a good ball team. They're a good Trinity League team, and we're a really strong Sunset League team. I just feel that at the end of the day, when we walk away from this game, our kids aren't very happy and I'm not very

happy because I think we should be playing in the championship."

Fountain Valley took a 3-0 lead in the top of the first, with Zamora and Mikey Patterson lacing back-to-back singles. After Zamora scored on an errant pickoff move, Tyler Peshke was hit by a pitch to load the bases.

Starting pitcher Josh Grack then helped his own cause, roping a triple to deep center to score two more runs. Grack was out at home plate on the play.

"It was a very good feeling just to do your job and see your team just roll with it," Zamora said. "It's absolutely insane, honestly. Everybody just giving you compliments because you started it, there's nothing like it, man."

The offensive outburst didn't last, though. Mater Dei senior pitcher Landon Gordon, who came on before Grack's triple, landed the win in relief. He retired the side in order in the fourth, fifth and sixth.

"Landon is a guy we trust," Mater Dei coach Richard Mercado said. "He's a four-year varsity guy, and he was Trinity League Rookie of the Year his freshman year with a 0.8 ERA. He's been through everything, he's got ice water in his veins and he's just a guy we would trust in any big moment. That's why we had him out of the pen, because we know we can rely on him to come in and throw strikes and be competitive for us as a team. That's what he did today."

Fountain Valley still led 4-2 headed into the bottom of the sixth. Barons reliever Logan Hunt got the first out before the hosts began to rally.

See **Barons**, page A8



Don Leach / Staff Photographer

Fountain Valley's Josh Grack (22) tries to get away from being tagged out by catcher during playoffs.

H.B. boys' volleyball season ends before finals

BY ANDREW TURNER

MANHATTAN BEACH — For the second time in eight days, Huntington Beach matched up with top-ranked Manhattan Beach Mira Costa in a high-stakes fight.

And for the second time in those bouts, the Mustangs walked away with the prize, this time securing a spot in the inaugural CIF State Division I championship match for boys' volleyball.

Cooper Keane had 18 kills to lead Mira Costa over visiting Huntington Beach 26-24, 25-20, 25-16 on Saturday in a Southern California regional final, bringing an end to an otherwise remarkable season for the Oilers.

"In any given year, we could have been CIF champs and state champs," Huntington Beach coach Craig Pazanti said. "We were the second best team in our section, second best team in Southern California, we've been one of the

top teams in the country all year long, and just give these guys credit. These guys have busted their butts all year long."

Huntington Beach (36-5) took three of its losses against Mira Costa (36-2), including a five-set defeat in the Southern Section Division I final on Friday, May 16. The Mustangs will be heavily favored against San Jose Archbishop Mitty (40-2) in the Division I state final on Saturday at 4:30 p.m. at Fresno City College.

"I feel completely lucky to be a part of it," Mira Costa coach Greg Snyder said of his team advancing to the state finals. "To have the team that we have in the first year that it's in existence, I feel like Mira Costa is set up to take it. I have complete respect for [Archbishop Mitty], but I feel like this team is hungry for that win.

"I've been dangling that carrot in front of them the entire season, and now that it's close, I just see this team



James Carbone

Huntington Beach's Logan Hutnick (11) tries to spike the ball past Mira Costa's Alex Heins (99).

coming together, gelling and peaking just at the right time. A coach couldn't ask for anymore."

Grayson Bradford had seven kills and seven block assists for Mira Costa. Matteo Fuerbringer added eight kills, Alex Heins provided six kills and four block assists, and Wyatt Davis chipped in with six

kills and three block assists. Andrew Chapin spread the ball around for 36 assists, adding two kills and a service ace.

The Oilers were undefeated in the Sunset League, delivering the program's first league championship since 2016. Pazanti also noted that Huntington Beach played 21 matches

against the top 10 teams in the Southern Section and went 17-4.

"We don't duck anybody," Pazanti said. "Year to year, we're going to play against the best competition, and that's how we get better. It would have been nice to get one more match, but can't be disappointed when you have that kind of a season."

Huntington Beach was off to the races in the first set. Snyder utilized his two timeouts after the Mustangs had fallen into deficits of 9-4 and 17-8, respectively. A late run closed the gap, and when outside hitter Colin Choi (five kills) aggravated an ankle injury upon landing after a swing, Mira Costa capitalized by taking eight of the last 11 points to claim the extended set.

Mira Costa then won the last six points of the second set to take a commanding lead in the match.

"I thought through two sets, we had probably outplayed them for about 90%

of the match," Pazanti said. "But they went on a run late in set two, and they went on a run late in set one, and that was the difference. We lose our best passer [Choi] at the end of set one. Who knows — would of, should of, could of — but I'm guessing he doesn't get hurt, we win set one and maybe it's a different mental approach to the rest of the match."

Logan Hutnick had a team-leading 17 kills to go with two block assists and an ace for Huntington Beach. Ben Arguello added nine kills and two block assists. Kai Gan distributed 28 assists.

The Oilers played the match without Nick Ganier Jr. available at middle blocker, due to illness. Kae-gan Ramdhani stepped up with two kills and four block assists.

"It's just tough," said Choi, who returned to the action in the second set af-

See **Oilers**, page A8

MARKETPLACE

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BSC 226856

NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
Frances Ruth Napolitano
aka Frances R. Napolitano
aka Frances Napolitano
30-2025-01482248-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Frances Ruth Napolitano aka Frances R. Napolitano aka Frances Napolitano.**
A PETITION FOR PROBATE has been filed by **CHARLENE R. NAPOLITANO** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **CHARLENE R. NAPOLITANO** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **July 10, 2025 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for the Petitioner:
JACQUELINE M. HARAKE, ESQ
KURTZ, ANDERSON & ASSOCIATES
25909 PALA, STE 230
MISSION VIEJO, CA 92691
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/22, 5/23 & 5/29/2025

BSC 226816

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

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **COLUMBIA P. NELSON.**
A PETITION FOR PROBATE has been filed by **ERIC NELSON** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **ERIC NELSON** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **July 02, 2025 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for the Petitioner:
KEVIN G. RICE & ASSOCIATES
18377 BEACH BLVD., STE 212
HUNTINGTON BEACH, CA 92648
Published in the HUNTINGTON BEACH INDEPENDENT on: 5/15, 5/22 & 5/29/2025

BSC 226863

NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
KAREN KATHERINE THOMPSON
aka KAREN K. THOMPSON
30-2025-01482480-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **KAREN KATHERINE THOMPSON aka KAREN K. THOMPSON.**
A PETITION FOR PROBATE has been filed by **KATHERINE SUSAN THOMPSON ROBERTSON** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **KATHERINE SUSAN THOMPSON ROBERTSON** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **July 10, 2025 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for the Petitioner:
PATRICK McNALLY, ESQ
LAW OFFICES OF PATRICK McNALLY
22921 TRITON WAY, STE 231
LAGUNA HILLS, CA 92653
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/22, 5/23 & 5/29/2025

Newport Harbor quartet earn gold

BY MATT SZABO

Four Sailors earned water polo gold over the weekend in South America.

Newport Harbor High School freshman Caroline Daniel scored a team-best four goals in the title match, helping the U.S. Cadet Women's National Water Polo Team earn a 18-7 win over Canada at the Pan Am Aquatics Championship in Medellin, Colombia.

Harbor freshman Addison Ting scored twice in the final for Team USA, with sophomore Madison Mack

adding a goal. Harbor sophomore defender Kennedy Fahey also contributed.

Mater Dei freshman Paige Segesman, who scored three goals in the final, earned title match MVP honors. The team also featured Monarchs freshman Campbell Pence, a recent transfer from Newport Harbor.

Team USA finished with a 7-0 record in the tournament.

The U.S. Cadet Men's National Team earned bronze, topping host Colombia 21-9 for third place.

OILERS

Continued from page A7

ter having the injury taped. "I think we just ran out of gas, but I think we put our best foot forward today, and I can't really complain."

Also in the CIF State Southern California regional finals: Sage Hill 3, San Diego Clairemont 0: The top-

seeded Lightning earned a 25-16, 25-22, 25-22 win at home on Saturday to advance to the CIF State Division III final.

Jackson Cryst had 32 kills to lead Sage Hill (22-11), which has won a dozen matches in a row. The Lightning will face San Francisco International (27-7) on Saturday at 1:30 p.m. in the state championship match at Fresno City College.

Don Leach / Staff Photographer

Fountain Valley's Anthony Zamora (12) slugs a lead off single to start the game during semifinals.

BARONS

Continued from page A7

Dylan Wetzel drew a full-count walk, then Brandon Thomas was plunked by a pitch. Bradley Beaudreau's dribbler in front of the plate went for an infield single for Mater Dei, loading the bases.

After Brady Guth's run-scoring groundout, CJ Ciampa hit a sharp ground-er to shortstop, but the throw was dropped to allow another run to score and tie the game. Mater Dei senior catcher Lawson Olmstead followed with the eventual game-winning single to left, scoring Beaudreau.

Thomas, normally the Mater Dei No. 1 pitcher, earned the save in the seventh, working around a two-out single by Patterson. Junior catcher Ethan

Cortez was two for three for the Barons, while junior outfielder Isaac Lomeli added a hit.

Gonzalez said his Barons went through adversity this season, with the starting shortstop quitting the team two weeks into the year and Patterson missing much of the year with an injury. They came together at the end, however, to help fuel a memorable run.

"First and foremost I told them that I love them," Gonzalez said when asked his post-game remarks to the team. "It's all about relationships here for us. We have a moniker at our school, 'Barons for Life,' and they know that they're always welcome back. Even as the game was going on, I had 50 ex-players right there watching the game, which was awesome to see."

CROSSWORD AND SUDOKU ANSWERS

D	U	A	L		P	L	A	T	E		A	C	T	S	
A	R	M	Y		I	O	W	A	N		P	L	A	N	
N	E	O	N		O	N	I	C	E		P	O	L	O	
G	A	R	D	E	N	G	N	O	M	E		N	O	R	
			A	V	E					I	N	D	E	N	T
P	R	O	C	E	E	D			P	E	D	I			
L	I	M	A		R	O	L	O	S		S	I	L	L	
U	S	E	R			N	O	W			T	R	E	E	
S	E	N	T		R	U	L	E	R		R	A	N	T	
			E	M	I	T			R	E	W	I	N	D	S
B	A	D	R	E	P					D	A	B			
A	L	E		T	E	S	T	R	E	S		U	L	T	S
S	O	U	P		N	O	W	A	Y		T	A	R	O	
I	N	C	H		E	L	I	T	E		E	V	I	L	
S	E	E	D		D	I	N	E	S		S	A	M	E	

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

T.S. No. 132241-CA APN: 167-502-03 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/23/2018. 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 7/3/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/25/2018 as Instrument No. 2018000148378 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: EDWIN AARON HARRIS, AN UNMARRIED MAN 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 8292 DARCY DR, HUNTINGTON BEACH, CA 92647 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$561,684.61 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 (855) 313-3319 or visit this Internet website www.clearconcorp.com, using the file number assigned to this case 132241-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 132241-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: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

T.S. No. 131018-CA APN: 139-479-09 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/21/1997. 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 6/26/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/29/1997 as Instrument No. 1997357349 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JAMES H. CAMPBELL AND ARMIDA V. DE LA TORRE-CAMPBELL, HUSBAND AND WIFE 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2009 SWAN DRIVE, COSTA MESA, CA 92626 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$76,260.64 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 (855) 313-3319 or visit this Internet website www.clearconcorp.com, using the file number assigned to this case 131018-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 131018-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: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108