Daily Pilot

FRIDAY, MAY 12, 2023 /// dailypilot.com



Photos by Don Leach | Staff Photographer

DR. BURAK OZGUR, director of the Hoag Spine Center, and marathoner Beth Sanden, at the Hoag Spine Center in Irvine. Sanden convinced Ozgur and his staff to join her in the Huntington Beach Doggy Dash Cause for Paw 5K on Saturday. The event benefits animal cancer research.

Patient recruits spine surgeon to race with her for a cause

BY MATT SZABO

Beth Sanden has completed marathons on all seven continents.

And the North Pole. And Antarctica. But her role as a coach can be just as rewarding.

In fact, she has convinced her spine surgeon to walk the Huntington Beach Doggy Dash Cause for Paws 5K with her on Saturday morning.

Not only will Dr. Burak Ozgur, a neuro-

surgeon and director of the Hoag Spine Center, be out there on the course, but members of his office staff — Yulia Korol, Vernice Stern, Janneinne Le — are partici-

"She inspired our whole office to do it," Ozgur said with a smile.

The idea started when Sanden, who lives in San Clemente, came in for her six-month checkup following spinal surgery.

Yulia, his wonderful front-office gal said, 'Oh my gosh, I didn't know you did marathons," Sanden recalled. "She had always wanted to do a marathon. And I said, 'Well, you might want to start with a 5K first and kind of gradually get into it."

Sanden is plenty accustomed to building up to things ever since her cycling accident. When she was in a 50-mile bike race in 2002, she took a spill on some broken asphalt in Fallbrook.

"My bike hit the broken asphalt, and my

See Race, page A4



MARATHONER BETH SANDEN now has regained much of the leg function she was starting to lose again following a handful of injuries.

Veterans to share memories, experiences of war and service

BY SARA CARDINE

Anyone who's ever thanked a military veteran for his or her service may want to mark their calendars for Saturday, when a powerful speaker series — the "VOICES" Veterans Storytelling Project — returns to the O.C. fairgrounds' Heroes Hall museum.

Four former military servicemen and women from throughout Orange County will weave together their individual experiences and memories of military duty and shed light on how their service has shaped their lives for better or worse.

The talk, which begins at 5 p.m., is the culmination of a sixweek project in which veterans are encouraged to explore, through a series of questions and answers, issues of identity, pride, service and reintegration into civilian life.

Carole Singleton, director of exhibits and education for the Orange County Fair & Event Center and herself an Army veteran, participated as a speaker in 2019 and

recalls the program as an intimate and powerful experience.

"It's kind of like a counseling session," she said of the workshops leading up to the talk. "For a lot of veterans, it's the first time they're facing these gut-wrenching topics. It's a way for people to reach down deep and tell their heartfelt stories. It also helps the audience understand the experiences veterans are through.'

Fountain Valley resident and Army veteran Giovanni Berdejo serves as the facilitator for VOICES, a collaboration with Arts Orange County and Tustin's Tierney Center for Veteran Services. Like Singleton he spoke at a previous storytelling event, in 2020.

He shared how he was mobilized to Germany and served on two humanitarian missions in El Salvador before being deployed to Afghanistan in 2008. When he came back after eight years of service, Berdejo had a hard time transitioning to civilian life.

See Veterans, page A2



Courtesy of OC Fair & Events Center

THE VOICES: Veterans Storytelling Project at the O.C. fairgrounds' Heroes Hall, pictured in 2019, brings former servicemembers together to share their honest, sometimes painful, experiences of serving in the military.

gets 6 years Ryan Matthew Geraghty 2022 after a standoff

TV star's

attacker

was arrested in February with police at the home of Elizabeth Lyn Vargas.

BY CITY NEWS SERVICE

An ex-boyfriend of Elizabeth Lyn Vargas pleaded guilty Tuesday to attacking the former "The Real Housewives of Orange County" cast member and was immediately sentenced to six years in prison.

Ryan Matthew Geraghty, 34, was arrested in February 2022 following a roughly two-hour standoff with Newport Beach police at Vargas' home in the 100 block of Medina Way. Police and prosecutors have not formally identified the victim, but Vargas' manager confirmed it was the former cast member of the Bravo series.

Prosecutors Geraghty began blackmailing Vargas the previous Christmas Eve, forcing her to pay tens of

See Attacker, page A2

Newport parking code set for update

Businesses to have less parking requirements in an effort to help outdoor dining, rideshare and delivery services.

BY LILLY NGUYEN

There may soon be fewer parking spaces required at Newport Beach businesses, following amendments to city code approved Tuesday night by the City Council.

In January 2021, council members asked city staff to study potential amendments that could accommodate rideshare and delivery services while also taking into consideration the proliferation of outdoor dining spaces that encroached on parking lots during the pandemic.

Principal planner Ben Zdeba said Tuesday that while the parking requirement amendments principally deal with restaurants, they would affect all commercial businesses.

Zdeba said the amendments

See Parking, page A2

VETERANS

Continued from page A1

"I didn't know about all the services available to me, that I could go to the VA for assistance and job training," he said, recalling how he'd managed a hospital in the Army but could not get hired at home. "For a while I thought, what was all this experience for? It felt like I was given a raw deal."

Berdejo penned the 2019 book "One Angry Veteran," in which he illustrates his struggles with the military, war, PTSD and the difficult journey of reintegration to help others like him. Today, he works as a program coordinator at Cal State Fullerton helping train and prepare student veterans for the workplace.

As facilitator, he worked with the four veterans speaking at Saturday's event to help them reflect on their experiences, good and bad, so they could share their stories with others.

Speakers Saturday are Khang Phi, of Anaheim, who served as an Army specialist from 2004 to 2007; Orange resident Elizabeth Rocha, a U.S. Marine sergeant from 2015 to 2020; Fullerton's Tori Rhoades, who served as a corporal in the Marines from 1994 to 2000 and Jersson Nieto, of Baldwin Park, a sergeant in



Courtesy of OC Fair & Event Center

VETERANS SPEAK during a 2018 "VOICES: Veterans Storytelling Project" event hosted at Heroes Hall in Costa Mesa.

the Army from 2015 to 2023.

Berdejo encouraged all who support service members and veterans to come to Saturday's talk. "We hear from civilians, 'thank you for your service,' and that's fine. But if you really want to thank a service person for their service, go to things like this,"

Berdejo said. "Support them in their endeavors, in their small businesses and their art and their expressions — giving them the time means the world." VOICES is free to the public and takes place Saturday, from 5 to 7 p.m.. Heroes Hall is located at the Orange County Fair & Event Center, 88 Fair Drive,

in Costa Mesa. To RSVP, visit *voicesmay2023.eventbrite.*

ATTACKER

Continued from page A1

thousands of dollars to prevent him from releasing nude photos of her. According to the prosecutors, he also allegedly forced her to buy him a BMW.

Prosecutors said Geraghty went to Vargas' home, threatening her with a gun because she refused to pay him any more money. While there, he fired a shot into the ceiling during an argument, as Vargas hid in a closet, prosecutors said.

Geraghty accused her of stealing his car because she stopped payments on the BMW, prosecutors said.

Police went to Vargas' home to perform a welfare check, and they determined a suspect was holed up inside, prompting a standoff. After about two hours, officers made their way inside the home and police said they found an armed suspect "actively threatening the life of the victim."

Geraghty was taken into custody. Police said that after speaking with Vargas, officers evacuated some surrounding residences while they secured the house. After conducting a search of the residence, the evacuations were lifted, and no other suspects were found, police said.

Geraghty pleaded guilty to criminal threats, grossly negligent discharge of a firearm, possession of a firearm by a felon, sale or transport of a controlled substance and assault with a semiautomatic firearm, all felonies.

He also pleaded guilty to a misdemeanor count of possession of a controlled substance and admitted sentencing enhancements for the personal use of a firearm.

Geraghty accepted a plea deal from Orange County Superior Court Judge Derek Johnson, who gave him credit for 920 days in custody.

According to the criminal complaint, Geraghty has two prior convictions for burglary in Los Angeles County in June 2008 and November 2016.

dailypilot@latimes.com Twitter: @TheDailyPilot

Itall is located at the e County Fair & sara.cardine@latimes.com Center, 88 Fair Drive, Twitter: @SaraCardine

PARKING
Continued from page A1

will reduce barriers for restaurants to make their outdoor dining areas permanent. The city allowed for outdoor patios to exist without additional parking requirements up until 2021 through emergency use permits before later extending that use through limited term permits, which are set to expire at the end of this year.

Parking code updates are expected to be accomplished in two phases, the first being the options discussed on Tuesday that will receive a final reading on May 23 before heading to the state Coastal Commission for approvals in the coastal zone in June. The second phase, which will address the in-lieu parking fee program, curbside management and parking management districts, is expected to arrive at the

dais in the fall or winter. The amendments, as they apply to bicycles, would allow for commercial properties to reduce their bicycle parking spaces by one for every three parking spaces above minimum requirements. The total amount of spaces would be allowed to be reduced by a maximum of 5%. Property owners could reduce them by an additional 5% if end-of-trip facilities are provided.

provided.

The amendments would also allow for a 10% reduction in required vehicle parking for all businesses if there are at least 20 feet of dedicated private curb space or one off-street parking space designated for pick-up and drop-offs for Lyft, Uber and other rideshare operations.

Councilman Brad Avery raised concerns about how "granular" the parking study was in parts of Newport Beach that are chronically impacted by a lack of parking, such as near the piers and the Balboa Penin-

"I think we should be providing as much parking as we can for people coming to visit, come down to the beach, particularly in those highuse areas and throw in bike racks as well ... to encourage people to bike. There's a lot of talk about ... Uber and Lyft, but their prices have gone up significantly since the pandemic," Avery said, adding people would be less likely to use ride share services and use their own vehicles instead.

Zdeba said the city would contend with problem areas such as in Balboa Village as part of the second phase.

Councilwoman Robyn Grant commended city staff's response to the issue that she described as being born of the pandemic that the city now needs to respond to. She said that she felt the plan could make a difference in vitalizing the city's business community.

Councilwoman Lauren Kleiman, who previously served as a planning commissioner alongside Councilman Erik Weigand, said she felt the parking code was "long overdue for a refresh. Our requirements have been somewhat arbitrary. I think onerous parking standards limit the ability for new businesses to come to our cities [and] for existing businesses to thrive to their fullest ex-

lilly.nguyen@latimes.com Twitter: @lillibirds

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NOTICE IS HEREBY GIVEN that the Costa Mesa
Planning Commission will hold a public hearing at
City Mail Commission will hold a public hearing at
TO ADMINISTER ESTATE

Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on <u>Monday</u>, <u>May 22, 2023</u> at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-22-04

CITY OF COSTA MESA

Applicant/Agent: Tri-Harmony Properties, LLC/ Dan Zaharoni

Site Address: 2790 Harbor Boulevard, Ste. 107, 109, 115

Zone: Local Business District (C1)

Description: Planning Application 22-04 is a request for a Conditional Use Permit to allow a 2,370-square-foot retail cannabis storefront with delivery ("From the Earth") within an existing multi-tenant commercial building located at 2790 Harbor Boulevard, Suites 107, 109, and 115. The proposed use would be subject to Costa Mesa's regulations, conditions of approval, and State cannabis regulations. For additional information, please visit the City's website at www.costamesaca.gov/cannabis.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities.

Additional Information: For more information (714)754-5245, planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 the prior to meeting https://costamesa.legistar.com/Calendar.aspx.

Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by 12:00 PM on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City NO LATER THAN 12:00 PM on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing

BSC 223305 NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS LOSCALZO 30-2023-01315584-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **THOMAS LOSCALZO.**

A PETITION FOR PROBATE has been filed by YESENIA LOSCALZO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that YESENIA LOSCALZO be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the

representative to take many actions without obtaining court approval. Before taking certain very important actions, however, 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 June 08, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. 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 ARÉ Á 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:

KAYLEE K. SAUVEY, ESQ SAUVEY LAW GROUP, APC 8911 Research Drive, First Floor Irvine, CA 92618 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 5/5, 5/11 &

BSC 223321 NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRADFORD PAUL CHRISTIAN 30-2023-01321747-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **BRADFORD PAUL CHRISTIAN.**

A PETITION FOR PROBATE has been filed by Marilyn Taylor Christian in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that

Marilyn Taylor Christian be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the

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 June 08, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. 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 ARÉ À 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.

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Attorney for the Petitioner:

Attorney for the Petitioner:
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Send Letters to the Editor to *erik.haugli@latimes.com*. See Mailbag for guidelines.

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THE DAILY COMMUTER **PUZZLE**

By Jacqueline E. *Mathews*

ACROSS

1 Like slick winter roads 4 _ as a wet hen 9 Lingerie item 13 Stunt pilot's maneuver 15 First word in most limericks 16 Star's car 17 Actor/singer Danny 18 Tennille's namesakes 19 Game broadcaster 20 Imaginary 22 "The _ bitsy spider" 23 Severinsen & Holliday 24 Duster's need 26 Largest hot

vertical global line desert 29 Snide remarks 34 Dark wood 35 about; touts highly 36 Cut off 37 Lie next to 38 Wasn't well 39 Two-wheeler 40 _ Padres **National Forest** 41 Bury 42 Subject of a Poe poem

45 Brief instant 46 Family member 47 Apply finger paint 48 Neatnik's opposite 51 Slapping cuffs 56 Outdoor meal

57 Contaminate

43 Not as wobbly

58 Webster or Wyle 60 Irritates 61 Uneven 62 Flow out slowly 63 Fit snugly together 64 Daunt

21 Like a horror

25 Farm animal

26 Makes

watertight

28 Open ;

30 Above

27 Monastery

realtor's event

29 Not as colorful

31 Extra virgin _

32 Old subway

33 Exhausted

35 Ceremony

set figure

hiding

48 Thin

person

38 Like cartoons

39 Italian nativity

41 Matrimony vow

42 Put to flight

44 Attack from

45 Learn well

47 Like thick fog

49 Attract; draw

50 Shade trees

52 Hard to find

54 Kitchen recess

53 Hilarious

55 Long look

59 Clucker

film

head

fare

SUDOKU

By The Mepham 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			
							2	9
		9	1			ფ		8
6	5			8				7
	2	1		9		6	3	
7				6			8	4
4		8			7	9		
3	7							
			4					

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

65 Jennings of "Jeopardy!"

DOWN1 Sort; type 2 Scuttle contents 3 Numbskull

4 New York prison 5 Flu preventers 6 Waiter's offering

7 Excessively dry 8 Abandoned 9 Santa's vehicle 10 Roster 12 Petting zoo animal

11 Mischief-makers

14 Necklace Tribune Media dangler Services

BOYS' TENNIS

CdM edges Peninsula to book return to CIF finals

BY ANDREW TURNER

An emotional Jack Cross closed out his final service game, turned to his teammates, and tossed his racquet a bit further than he might have expected to celebrate.

Unaware that his side had already clinched the match, Cross completed a singles sweep, one big part in Corona del Mar's 11-7 win over Palos Verdes Peninsula on Wednesday in a CIF Southern Section Open Division semifinal at home.

Cross grinded out a 6-4 set over Sean Ferguson, a Cal Poly-bound senior, to cap his unblemished day on the singles court.

"I actually thought it was 9-8, so I thought that was to clinch," Cross said after the match. "Just knowing that the team is all behind me, and doing it for the team, that's just what motivated me to get that.'

Corona del Mar (18-4) returns to the CIF finals on Friday for an 11:10 a.m. start at the Claremont Club, where the Sea Kings will run into an old nemesis in University (26-1). The Trojans, and their coach John Kessler, have stood in the way of CdM winning its 11th section title on three separate occasions, including last season. The other two also came in a back-to-back scenario in 2012 and 2013.

"This is my second final," said Cross, one of seven starters returning to the championship stage for CdM. "I think our team is better this year. I think this is the team to do it with a bunch of boys that are going to be hungry to go out there. ... They're going to want to win, so I think this is the year."

Corona del Mar is seeking its first CIF title since



Don Leach | Staff Photographer

CORONA DEL MAR'S Jack Cross, seen on April 19, swept in singles against Peninsula in Wednesday's CIF semifinal.

2003. Top-seeded University won both meetings between the teams in the regular season by counts of 11-7. Niels Hoffmann, a USC

commit, won twice in singles, and Jack Knox also took a set, allowing CdM to claim six of the nine singles sets. The pairings of Ansel

Lee and Ivan Pflueger, as well as Jonathan Hinkel and Roger Geng, each won two sets in doubles for CdM.

"I feel like we played a high level of physical tennis today, and we played gritty at times where we needed it, and just kind of found a way to put points together on the doubles court together," CdM coach Jamie Gresh said. "I thought singles was very good. I thought Jack Knox had a really good day, first set he lost to Ferguson 4-6, so that helps for game count."

Chris Koeberle and Kyle Shigekawa swept in doubles for Bay League champion Peninsula (20-5), which also saw Ferguson win his first two sets before falling to Cross.

"We did beat them at the All-American Tournament, but it was a different format," Peninsula coach Michael Hoeger said of facing CdM. "They're just solid one through nine, and we're starting freshmen at second and third doubles. I think they are gunslingers, and they can be on and off, and they have to learn to play with more consistency. They came through at the end, but by then, it was a little too late."

CIF Southern Section Open Division Semifinals Corona del Mar 11, Rolling Hills **Estates** Peninsula 7

Singles: Jack Knox (CdM) lost to Sean Ferguson (P) 4-6, lost to Takehiro Shuda (P) 1-6, def. Brandon Zhang (P) 6-4; Niels Hoffmann (CdM) 2-6, 6-0, 6-2; Jack Cross (CdM) 6-4, 6-2, 6-3.

Doubles: Lincoln Lin/ Tristan Pham (CdM) lost to Chris Koeberle/Kyle Shigekawa (P) 2-6, lost to Eddie Feuer/Colin Bringas (P) 3-6, def. Faust Lapuente/Kaito Kuba (P) 6-3; Ansel Lee/Ivan Pflueger (CdM) 2-6, 6-0, 6-4; Jonathan Hinkel/ Roger Geng (CdM) 3-6, 6-3, 6-4.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

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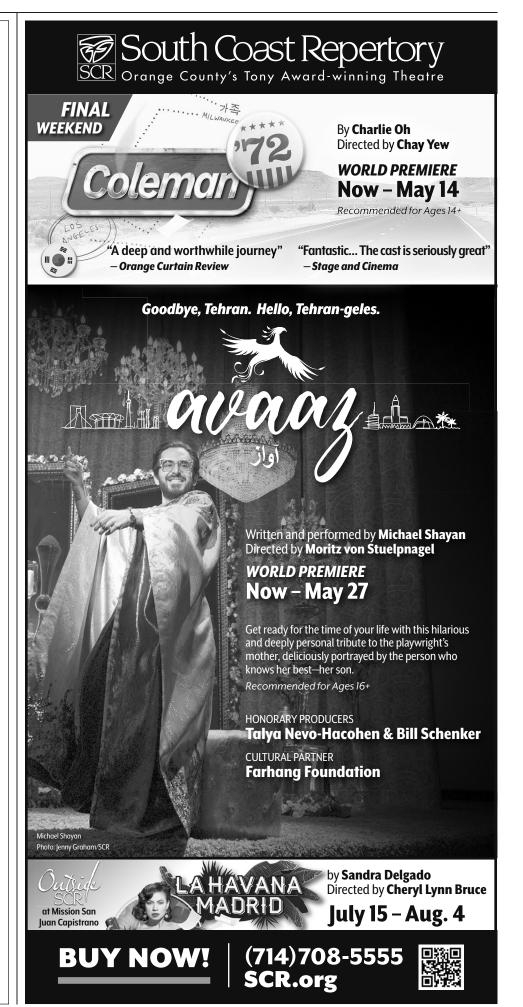
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The state of what's next. Los Angeles Times



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CITY OF NEWPORT BEACH 100 Civic Center Drive. Newport Beach, CA 92660

NOTICE INVITING BIDS

Sealed bids shall be submitted electronically via PlanetBids to office of the City Clerk, 100 Civic Center Drive, Newport Beach, CA 92660

By <u>10:00 AM</u> on the <u>6th</u> day of <u>June</u>, 2023, at which time such bids shall be opened and read for

FORD ROAD WASTEWATER PUMP STATION **IMPROVEMENT**

PROJECT NO. 21S04

CONTRACT NO. 7731-2

\$1,150,000 **Engineer's Estimate**

Approved by James M. Houlihan **Deputy PWD/City Engineer**

Prospective bidders may obtain Bid Documents, Project Specifications and Plans via PlanetBids: http://www.planetbids.com/portal/portal.cfm? CompanyID=22078

MANDATORY PRE-BID MEETING A mandatory pre-bid Meeting will be conducted for this project on May 22, 2023 at 10:00 am in the Civic Center Community Room, 100 Civic Center Dr. Bidders who do not participate may be considered non-responsive

Mouse Graphics at (949) 548-5571 659 W. 19th Street, Costa Mesa, CA 92627

Contractor License Classification(s) required for this project: "A" and all electrical work shall be performed by a Contractor with a "C-10" license. For further information, call Patrick Arciniega, Project Manager at (949) 644-3347

NOTICE:

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on Monday, May 22, 2023 at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-22-14 & PM 20-04 (TPM 2022-

Applicant/Agent: William Yang / 185 Rochester

Site Address: 185 Rochester St. Zone: Multiple-Family Residential, High Density

Description: Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139) is a request for a residential small lot subdivision to create two parcels and for the construction of two units. The project proposes to subdivide the 6,343-

square-foot parcel into two parcels; that are approximately 3,334 and 3,009 square feet. The project includes the demolition of an existing single-family residential unit and the construction of two new-detached single-family dwelling units with attached two-car garages. In addition, the project proposes site improvements including new hardscape and landscaping throughout. Environmental Determination: The project is

categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Division of Land, and Section 15332 (Class 32) In-Fill Development.

Additional Information: For more information, 754-5245, planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 to the prior meeting https://costamesa.legistar.com/Calendar.aspx.

Members of the public may submit comments via $email \quad to \quad \underline{PCPublicComments@costamesaca.gov}.$ Comments received by 12:00 PM on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City NO LATER THAN 12:00 PM on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to

the City, during or prior to, the public hearing.

Legal Notices Legal Notices

TS No: CA08001651-22-1 APN: 935-65-028 TO No: 220673839-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 13, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 7, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 21, 2005 as Instrument No. 2005000564564, and that said Deed of Trust was modified by Modification Agreement and recorded December 27, 2006 as Instrument Number 2006000866785, of official records in the Office of the Recorder of Orange County, California, executed by JOHN BRAL, AN UNMARRIED MAN, as Trustor(s), in favor of CITIBANK (WEST), FSB as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 64 SANDPIPER, IRVINE, CA 92604 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 without covenant or warranty, express 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 the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations 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 Trustee's Sale is estimated to be \$225,664.61 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the pavee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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.

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

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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet www.nationwideposting.com information regarding the sale of this property, using the file number assigned to this case, CA08001651-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08001651-22-1 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. Date: May 4, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08001651-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0434773 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/12/2023, 05/19/2023,

> **FIND** an apartment through classified!

05/26/2023

Legal Notices Legal Notices

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart, 2892 Kelvin Ave Irvine, CA 92614 to satisfy a lien. Auction sale May 24, 2023, at approx. 2:00 PM at storagetreasures.com:

Anthony Leonardo Sandra Daley Sundeep Pandhoh Armita Fazeli Sam Jeffrey Makaila Winter Toney Eggleston Randal Brown Dina Nimri

Tatiana Osborne The ajna center LLC

All purchased goods are sold "as is." Purchased goods must be removed 72 hours (about 3 days) within close of online sale. Sale subject to cancellation up to time of sale, company reserves the right to refuse any online bids and to bid at the online sale

CNS-3694782#

DAILY PILOT TSG No.: 8769567 TS No.: CA2100286915 APN: 426-251-24 Property Address: 1721 PALOMA DR NEWPORT BEACH, CA 92660-3742 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/18/2011. 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 06/05/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/28/2011, as Instrument No. 2011000158190, in book, page,, of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: BRUCE E. GRAY AND JACQUE GRAY, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO BIDDER FOR CASH, CHECK/CASH EQUIVALENT or other payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 426-251-24 The street address and other common designation, if any, of the real property described above is purported to be: 1721 PALOMA DR, NEWPORT BEACH, CA 92660-3742 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 841,947.85. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned 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 ill be bidding on a lien, not on the property itself Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or this internet website http://search.nationwideposting.com/propertySearc hTerms.aspx, using the file number assigned to this case CA2100286915 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 if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and

highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearc hTerms.aspx, using the file number assigned to this case CA2100286915 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE PLEASE CALL 0772NPP0433767 To: NEWPORT HARBOR NEWS

PRESS COMBINED WITH DAILY PILOT 05/12/2023,

05/19/2023.05/26/2023



Don Leach | Staff Photographer

SAN CLEMENTE resident and marathoner Beth Sanden at the Hoag Spine Center in Irvine.

RACE

Continued from page A1

bike flipped and went into a ravine," she said. "I flipped over and onto my back, between my shoulder blades, and landed on the asphalt. I shattered T6-T7 and became a paraplegic."

Sanden, now 68, is what's known as an incomplete paraplegic. After surgery, 3½ months in the hospital and months more spent in physical therapy, the results were mixed.

'My right leg came back, and my left leg didn't," she said. "To walk, I swing the left leg like a pendulum on a clock, and go with the right leg that leads.'

Sanden and her husband, Burt, began homeschooling their two daughters, who were preteens at the time, and Beth focused on parenting. But the competitive drive never

After a second spinal cord surgery to take the rods out, Sanden said friends convinced her to combine to do a half-Ironman, with San Diegobased nonprofit Challenged Athletes Foundation. She swam 1.2 miles after learning how to swim with just her arms, not her

Through grants, she was literally back in the saddle after procuring a race chair and a hand cycle.

'That was the beginning of, 'Let's take off and just go," she said. "That started me doing triathlons again, and some marathons.'

But a bad car accident two years ago — Sanden's vehicle was T-boned — led to another serious back injury and put her back in a wheelchair.

Not satisfied with her diagnosis and constantly in pain, Sanden came to see Ozgur at his Irvine office for a third opinion. He understood the risks but wanted to start with a clean slate.

"Was this a reinjury of the same area, or is this something new?," he said. "That's probably what scares away most other

surgeons. If somebody has had a significant spinal cord injury and two surgeries in that area, the fear is that it's been reignited, that's been injured again. It makes it very complicated to reconsider surgery in that area. There can be a lot of scar tissue and cysts that develop. That area is very sensitive."

After conducting an EMG, a special diagnostic procedure, results showed the new injury was in the lumbar spine, the lower back, rather than a thoracic spinal injury like before. Surgery was conducted to fix the instability of her spine and also her nerve compression.

Sanden is back walking, with the help of a cane or a walker, as her energy typically wanes later in the

"We did the surgery and within hours, she was up again," Ozgur said. "Any normal human being would be complaining, 'My back hurts, I can't get up, let me have another day or two to rest.' I'm not blaming them. But Beth, after another surgery in the front and back of her lumbar spine, she's already ready to get up again and get moving. The nurses, everybody on the floor still talks about her.'

Now they will be racing with her, too, on Saturday in Surf City. It's all for a good cause, as the Doggy Dash Cause for Paws benefits animal cancer research.

Sanden, a USA Triathlon coach who also coaches members of Camp Pendleton's Wounded Warrior Battalion - West, seemingly motivates people everywhere she goes. She completed the L.A. Marathon (fourth in the women's handcycle division) and Boston Marathon this year, each time with a large team of veterans.

She's not offering any time predictions for Saturday's 5K with her medical staff, though.

"We'll see how they do," she said with a smile. "The 10K is next."

matthew.szabo@latimes.com Twitter: @mjszabo

CROSSWORD AND SUDOKU ANSWERS

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