

# Daily Pilot

THURSDAY, SEPTEMBER 19, 2024 /// dailypilot.com



Don Leach | Staff Photographer

**INCUMBENTS** George Weiss, left, and Bob Whalen participate in the Laguna Beach City Council candidates forum on Saturday.

## Laguna council candidates weigh in on art matters

BY ANDREW TURNER

Laguna Beach has no shortage of discussion topics, and on Saturday, those running for the two open seats on the City Council in November had a chance to explain how they would approach issues related to one of the town's foremost passions.

Several dozen residents filed into the Forum Theater to find out what the future might hold for the arts community.

Incumbents Bob Whalen and George Weiss

Four candidates vying for two seats on the Laguna Beach City Council in November participated in a forum on Saturday.

Whalen sat on stage with challengers Hallie Jones and Judie Mancuso, all four tackling questions from moderator Tom Johnson, the publisher of *Stu News Laguna*.

Candidates broke the ice by sharing what they knew about the Laguna Beach Arts Alliance, the hosting organization, and detailing how they were involved in the local arts

scene.

Whalen's list included serving as a board member for Laguna Art Museum and subscribing to Laguna Playhouse. He also noted his wife, Kirsten, is a Festival of Arts exhibitor.

Mancuso took the opportunity to promote

See **Forum**, page A2

## Multi-use project gains approval from H.B. Council

Supporters of the Magnolia Tank Farm project say it will bring much-needed housing to Huntington Beach.

BY ERIC LICAS

A plan to build 250 residential units alongside a hotel and retail space on the site of a former oil pumping and storage facility on Pacific Coast Highway gained final approval from the Huntington Beach City Council on Tuesday.

The Magnolia Tank Farm project was proposed by Irvine-based developer Shopoff Realty Investments and received unanimous approval from Huntington Beach's frequently divided council members. It also won support from housing advocates, real estate professionals, the Huntington Beach Police Officer Assn., the Huntington Beach Wetlands Conservancy and others.

Police Officer Assn. President Mark Wersching said the proposed development would help reduce crime by breathing life into a "stagnant piece of property," between Newland Street and Brookhurst Street. And Conservancy Executive Director John Villa praised Shopoff for addressing the environmental group's concerns over how light, sound, water drainage and other details associated with their project might affect adjacent wildlife habitats.

"We've had many discussions with Shopoff," Villa said. "Everything they've done, they've accepted. We have that as a contractual commitment, so that means it goes forward with the property. It can't be changed."

Opponents of the project have

See **Project**, page A2

## Fiery wrong-way crash on 73 Freeway kills 1

BY SARA CARDINE

One motorist was killed and another hospitalized Sunday after a fiery wrong-way vehicle crash on the 73 Freeway in Newport Beach closed all southbound lanes for several hours,

the California Highway Patrol confirmed Monday.

CHP spokesman Officer Sergio Rivera said officers were dispatched to the area at 9:26 p.m., regarding an SUV seen traveling northbound in southbound lanes just north of MacArthur

Boulevard.

Minutes later, calls confirmed a head-on collision had occurred in the same area where the driver had first been seen. Initial reports indicate a Land Rover struck a BMW sedan, believed to have been in the fast lane at the

time of the incident, rolled over and erupted into flames.

The driver of the SUV was killed in the crash, although it is unclear from CHP reports whether the individual died in-

See **Crash**, page A4

## Newport Beach's annual Art in the Park draws more than 100 artists

BY SUSAN HOFFMAN

More than 100 Southern California artists showcased their work during the 19th Art in the Park event Saturday at the Newport Beach Civic Center. Textiles, ceramics, glass, jewelry and paintings dominated the exhibits.

The booth occupied by Orange County artist Jerry Clovis was filled with 4- and 6-foot wide bright acrylic paintings he calls his "Ocean Horizon" series. Self-billed as the "Master of the Uninterrupted Brush Stroke," Clovis' work features long, continuous

strokes of vibrant color.

"They are happy and tropical," Clovis said. "I'm trying to capture a tranquil moment, dramatic but also peaceful."

Clovis said he left a career in aerospace management about 20 years ago to become an artist because he always felt like he was supposed to be doing something else.

"It came to me in a dream that I should be an artist," Clovis said. "So, I saw the style and what it would look like in a dream. I'd ne-

See **Art**, page A4



Photos by Susan Hoffman

**HUNTINGTON BEACH ARTIST** BJ Morrison McKay displays her oils and pastels during Art in the Park.

### JEWELRY ARTISAN

Linda Bucci displays her quirky novelty pieces at the Art in the Park event Saturday.



10.17-24  
**NEWPORT BEACH FILM FEST 25th**

A promotional image for the Newport Beach Film Festival 25th. It features a group of people on a beach at sunset, with a camera on a tripod and a surfboard. The text "BE PART OF THE SCENE" is visible in the bottom right corner.

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SUN, SEP 22  
**JANE MONHEIT**



THU, SEP 26  
**DEBBIE GIBSON**



THU, OCT 3  
**ZEBRA**

- 9/19 THE MAN IN BLACK (JOHNNY CASH TRIBUTE)
- 9/20 WILD CHILD (THE DOORS TRIBUTE)
- 9/21 DON WAS & THE PAN DETROIT ENSEMBLE
- 9/22 JANE MONHEIT
- 9/25 ANA POPOVIC
- 9/26 DEBBIE GIBSON ACOUSTIC YOUTH
- 9/27 DAVE MASON
- 9/28 ORIANTHI
- 9/29 RICHARD STEKOL BENEFIT FT HONK/MISSILES/133'S/FUNKY KINGS
- 10/1 DELVON LAMARR ORGAN TRIO
- 10/3 ZEBRA w/SPECIAL GUESTS FUZZBUBBLE
- 10/4 DAVE MASON
- 10/5 KIMBERLY PERRY (OF THE BAND PERRY)
- 10/6 DAVE HAUSE
- 10/9 AL DIMEOLA THE ELECTRIC YEARS
- 10/10 HENRY KAPONO & THE DUKES ON SUNDAY BAND
- 10/11 HENRY KAPONO & THE DUKES ON SUNDAY BAND
- 10/12 PABLO CRUISE
- 10/13 JIMMY WEBB
- 10/15 MARIA MALDAUR - WAY PAST MIDNIGHT
- 10/16 JIMMIE VAUGHAN
- 10/17 FOUNDATION
- 10/18 GARY PUCKETT & THE UNION GAP
- 10/19 BRETT DENNEN - GOLDEN STATE OF MIND TOUR
- 10/20 THE YOUNG DUBLINERS
- 10/24 WAYWARD SONS
- 10/25 MIRAGE (FLEETWOOD MAC TRIBUTE)
- 10/26 STRYPER 40TH ANNIVERSARY TOUR
- 10/27 FREDDY JONES BAND
- 10/30 THE MUSICAL BOX PERFORMS GENESIS LIVE 1973
- 10/31 OINGO BOINGO FORMER MEMBERS / UNTOUCHABLES
- 11/1 OINGO BOINGO FORMER MEMBERS / UNTOUCHABLES
- 11/2 VENICE
- 11/3 THE WINEHOUSE EXPERIENCE (AMY WINEHOUSE TRIBUTE)
- 11/7 MATTHEW SWEET ACOUSTIC TRIO
- 11/8 COMMON SENSE
- 11/9 TYRONE WELLS
- 11/13 JOHN HIATT



FRI, OCT 4  
**DAVE MASON**



SAT, OCT 5  
**KIMBERLY PERRY**



WED, OCT 9  
**AL DI MEOLA**



WED, OCT 16  
**JIMMIE VAUGHAN**

- 11/14 THE SWEET
- 11/15 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 11/16 JOSHUA RADIN & RON POPE
- 11/22 SPACE ODDITY (DAVID BOWIE TRIBUTE)
- 11/23 RUFUS WAINWRIGHT
- 11/24 CRTL + Z - FT MARC BONILLA, THOMAS LANG, RIC FIERABRACCI, ALEX MACHACEK, & JONATHAN SINDELMAN
- 11/26 LEONID & FRIENDS (CHICAGO TRIBUTE)
- 11/27 LEONID & FRIENDS (CHICAGO TRIBUTE)
- 11/29 THE PLATTERS
- 11/30 LEE ROCKER OF THE STRAY CATS
- 12/4 LIVINGSTON TAYLOR & LOUDON WAINWRIGHT III
- 12/6 WHICH ONE'S PINK? (PINK FLOYD TRIBUTE)
- 12/7 WHICH ONE'S PINK? (PINK FLOYD TRIBUTE)
- 12/8 SANDRA BERNHARD
- 12/11 DAVID BENOIT CHRISTMAS TRIBUTE TO CHARLIE BROWN
- 12/12 KY-MANI MARLEY
- 12/13 ABBA HOLLY JOLLY CHRISTMAS
- 12/14 THE HIGHWAYMAN SHOW
- 12/15 THE GLENN MILLER ORCHESTRA
- 12/19 A VERY WHITNEY CHRISTMAS
- 12/20 FLOCK OF SEAGULLS
- 12/21 AMBROSIA HOLIDAY SHOW
- 12/22 GARY HO-HO-HOEY
- 12/27 BEATLES VS STONES - A MUSICAL SHOWDOWN
- 12/29 L.A. GUNS
- 12/31 THE ENGLISH BEAT NEW YEARS EVE!
- 1/10 TOMMY CASTRO & THE PAINKILLERS
- 1/11 AC/DC vs OZZY
- 1/12 BURTON CUMMINGS OF THE ORIGINAL THE GUESS WHO
- 1/17 DADA
- 1/18 DSB (JOURNEY TRIBUTE)
- 1/23 PAT TRAVERS
- 1/24 GENE LOVES JEZEBEL / BOW WOW WOW
- 1/26 WHAT'S NEW PUSSYCAT? (TOM JONES TRIBUTE)
- 1/30 CANNED HEAT
- 1/31 DESPERADO (EAGLES TRIBUTE)
- 2/1 DESPERADO (EAGLES TRIBUTE)
- 2/8 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
- 2/16 INCENDIO with ARDESHIR FARAH (OF STRUNZ & FARAH)
- 3/6 ALTAN
- 3/13 SONS OF CREAM
- 3/28 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 4/5 HERMAN'S HERMITS FT PETER NOONE
- 4/6 HERMAN'S HERMITS FT PETER NOONE

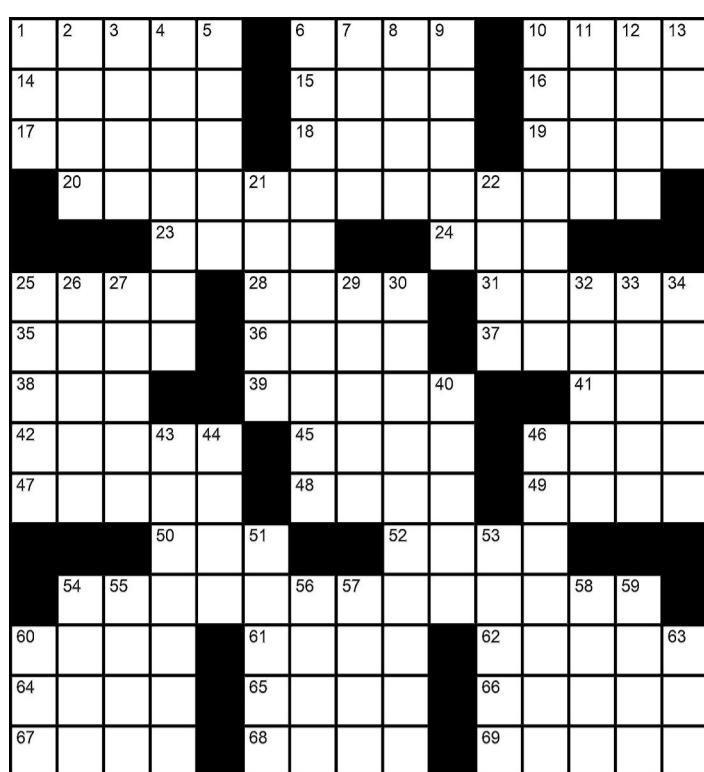
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## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

### ACROSS

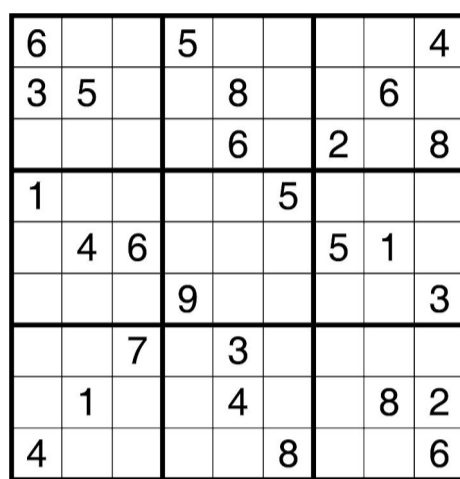
- 1 \_ for the mill
- 6 Catholic church service
- 10 Shapeless mass
- 14 Spaghetti or penne
- 15 "SVU" actor
- 16 Mojito ingredient
- 17 Double-crosser
- 18 "Finding \_" (Pixar film)
- 19 "I'll handle this": 2 wds.
- 20 Sports bar fixture: 2 wds.
- 23 Falsehoods
- 24 Insult
- 25 Go up
- 28 Snake's home
- 31 Roll downhill
- 35 Oklahoma city
- 36 Philharmonic group: Abbr.
- 37 Containing nothing
- 38 Tack on
- 39 Gets stuck in mud
- 41 Cardi B's genre
- 42 Top of a wave
- 45 Architect Saarinen
- 46 Eat in a restaurant
- 47 Have a sample of
- 48 Q-Tip, e.g.
- 49 "Benevolent" group
- 50 Corn on the cob serving
- 52 Ring
- 54 1948 operation in Germany: 2 wds.
- 60 Traveled by bus
- 61 Takes a seat
- 62 Yale or Root
- 64 Jason's ship
- 65 Pretzel shape
- 66 Positive reviews
- 67 Casual shirts
- 68 Costco



## SUDOKU

By the Mephram Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit [sudoku.org.uk](http://sudoku.org.uk).



For answers to the crossword and Sudoku puzzles, see page A3.

competitor, for short  
69 Gist of a story

### DOWN

- 1 Google Maps tech: Abbr.
- 2 Tirade
- 3 "Got it": 2 wds.

- 4 Played for time
- 5 "Star Trek" actor George
- 6 Limited-episode TV show
- 7 Gets 100% on
- 8 Big rig
- 9 Got up
- 10 Flower

- 11 Queue of people
- 12 Don't include
- 13 Wager
- 21 Snake poison
- 22 Pleasant
- 25 Laugh or frown
- 26 Hindu thunder god
- 27 Competing teams
- 29 Metal fastener
- 30 Mental health pros
- 32 Spring month
- 33 Smelled awful
- 34 Sorts
- 40
- Serious-minded
- 43 Sound systems
- 44 Blue-green
- 46 Samson and \_
- 51 Takes chances
- 53 On the ball
- 54 Uninteresting person
- 55 Slight advantage
- 56 Singer Simone
- 57 Molecule part
- 58 Bill with Lincoln's face
- 59 Those people
- 60 Mob informant
- 63 Do something with

Tribune Media Services

## FORUM

Continued from page A1

her new book "Because They Need Us: My Political Fight to Save Animals," saying that the cover was done by a local artist and it was shot at the Laguna Beach Cultural Arts Center.

While each hoped to bolster the arts through various forms of funding and programming, the first opportunity for disagreement came when the idea of a downtown parking structure came up.

Whalen said he supported the idea of a parking structure behind City Hall that he said would help the downtown businesses and the arts district. Jones agreed, adding that if a parking structure were to be built, a location with multiple uses would be necessary.

"I think it's important that we have a structure that doesn't sit empty nine months out of the year," Jones said. "We need a



Don Leach | Staff Photographer

**CANDIDATES** Hallie Jones, Judie Mancuso, George Weiss and Bob Whalen answer questions at the Forum Theater.

structure that's going to be used year round, and I think that location specifically would provide parking for attendees for all kinds of cultural events in the community, as well as [for] people who are working in our local businesses, city employees and visitors."

Mancuso and Weiss looked at the issue through the lens of traffic in town.

"I feel that we have way too much congestion in our town, the bottlenecks," Mancuso said. "It could just create a whole lot more. I'm open, but that is not what I'm hearing ... the town wants."

Weiss said a parking structure should not be paid for by the city because it's not being built for resi-

See **Forum**, page A4

## PROJECT

Continued from page A1

taken issue over the potential of traffic congestion, the height of the proposed three- to four-story hotel, and the fact that it's not technically in what's considered the hotel district. Others have noted the site is prone to flooding that could be a concern to future residents and businesses there.

During Tuesday's meeting, Councilman Casey McKeon said the fact that the space is undeveloped is part of the reason flooding is so severe there. He also noted that the hotel at the 29-acre site would be less than two miles away from the Hyatt Regency, and the new business wouldn't always be at full occupancy. So, traffic may not be impacted as badly as some suggest.

"This is not a rubber stamp [vote]," Councilman Tony Strickland noted. "This has been going on, I believe, seven or eight years."

Strickland has described



File Photo

**THE MAGNOLIA TANK FARM** development, proposed by Irvine-based Shopoff Realty Investments, was approved on a 7-0 vote by the Huntington Beach City Council.

Huntington Beach as "built out." He has also received criticism for living in an affordable housing development despite being among a conservative majority on the City Council that has staunchly opposed state mandates to greatly expand the availability of homes across California.

On Tuesday he reiterated that he wanted to preserve Huntington Beach's "coastal community feel" and was in favor of retaining local

control over development, but not against new housing development per se.

"These folks did it right," Strickland said.

"They knew we wanted to keep our suburban coastal community here in Huntington Beach. They did not want to urbanize, and this project fits exactly the kind of project I can get behind."

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HIGH SCHOOL FOOTBALL

Edison rides another big game from Gillick

BY ANDREW TURNER

Edison can breathe again, the hauntings of two losses in the closing seconds to open the season firmly behind it, after the Chargers evened their record on Friday night.

Julius Gillick rushed for 215 yards and two touchdowns, as the Edison football team pounced on Palos Verdes for a 41-7 non-league win in its home opener at 'Cap' Sheue Field.

It was a prototypical performance for the Montana commit, who has dominated with four 100-yard rushing performances to begin his senior season.

After a pair of one-point losses to Clovis West and Yorba Linda put the Chargers in an 0-2 hole, Gillick rushed for 302 yards and four touchdowns in a 29-15 win at Lakewood.

"It's relief," Gillick said of the feeling he had in breaking through with a win against the Lancers. "I felt like I was underperforming and not really leading up to my capabilities. I really put a lot on my back for Lakewood, and I'm really proud of my offensive line."

Gillick has amassed 843 total yards and seven touchdowns through four contests for Edison (2-2).

"My stats are a lot less important than just winning games, and coming out 0-2 was really embarrassing for us," Gillick said.

"I think the bounce back has been very impressive from this team, from [quarterback] Save[lio Niumata] really stepping up in

a leadership role, from our offensive line, from our defense.

"The losses that we faced early really humbled us, and I think that's what we needed as a team was to be humbled — and to realize that we're not top dogs, and we've still got to work for it."

Gillick's initial trip to the end zone should have been stopped in the back field, but he broke away from multiple tacklers and put on a burst of speed for a 51-yard touchdown.

"We didn't block the guy at the point of attack, he was in the back field, and Julius broke a tackle," Edison coach Jeff Grady said. "It was [third-and-2], so they had us stopped. ... He just made a play. He did that last week, too. It seems like he's done it each week, where we've missed some key blocks, and he just made the play. It's just special."

Niumata thrived as a dual-threat quarterback, scoring on an option run near the goal line on the opening drive. The returning starter also showed an immediate connection with Jacob Martin, who was inserted back into the lineup after dealing with a hamstring injury in the season opener.

Martin brought in a 33-yard touchdown down the left sideline on his first target, finishing with three catches for 79 yards.

"His energy is on another level," Niumata said of Martin. "Him being on the field, as great of an athlete as he is, it just makes our team that much better."

When he's out, you notice a little difference, but with him in, it's one of the best feelings knowing that I have a receiver like that to go to."

Carson Schmidt also had a 15-yard receiving touchdown with 20 seconds left in the second quarter, sending the Chargers into the locker room with a 27-7 advantage.

Maddox Thomas tacked on a short-yardage rushing touchdown to cap the scoring.

The Edison defense allowed just one scoring drive. The big play was a 55-yard pass from Ryan Rakowski to Joey Koyama. Rakowski ended the drive with an 11-yard passing touchdown to Dominik Hernando.

Palos Verdes, which was coming off a 21-17 win over Corona del Mar, is now 2-2 overall.

Linebackers Jordan Pelaez and Matt Lopez each had a sack for Edison, which plays host to Fountain Valley (1-3) at Orange Coast College on Friday, Sept. 20.

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James Carbone

EDISON'S JULIUS GILLICK (9) breaks a tackle and runs close to the goal line against Palos Verdes in a nonleague game on Friday. Gillick has rushed for 843 yards on the season.

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CROSSWORD AND SUDOKU ANSWERS

Crossword puzzle grid with answers: GRIST, MASS, BLOB, PASTA, ICET, LIME, SNEAK, NEMO, ONIT, TELEVISIONSET, LIES, DIS, RISE, NEST, COAST, ENID, ORCH, EMPTY, ADD, MIRES, RAP, CREST, EERO, DINE, TASTE, SWAB, ELKS, EAR, PEAL, BERLINAIR, RLIFT, RODE, SITS, ELIHU, ARGO, KNOT, RAVES, TEES, SAMS, THEME

Sudoku puzzle grid with numbers: 6 8 2 5 9 1 3 7 4, 3 5 4 2 8 7 9 6 1, 7 9 1 3 6 4 2 5 8, 1 3 8 4 7 5 6 2 9, 9 4 6 8 2 3 5 1 7, 2 7 5 9 1 6 8 4 3, 8 6 7 1 3 2 4 9 5, 5 1 3 6 4 9 7 8 2, 4 2 9 7 5 8 1 3 6

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**ART**

Continued from page A1

ver been a visual artist except I could draw when I was in school and that was about it."

Linda Buccì, who also goes by Ms. Gotrocks, is a mixed-media artisan of unconventional, sometimes kooky jewelry design including black and white enamel skeleton earrings. The cover of a recent issue of Belle Armoire magazine that featured her work was on display in her booth, along with her jewelry pieces.

"My designs are kind of fun, not so serious," said Buccì, who likes to continually change her designs. "Customers come back to me to see what new designs I've come up with. ... After all, imagination is the name of the game."

Across the way, first-time exhibitor BJ Morrison McKay of Huntington Beach had good things to say about her experience participating in Saturday's show. Her oil and pastel paintings of landscapes, seascapes and florals hung from a metal screen that framed her booth.



Susan Hoffman

**AARON CAHN** offers glass art pieces at the 19th annual Art in the Park event, which was held Saturday at the Newport Beach Civic Center and featured more than 100 artists.

"[It's good] to be able to create an interesting space that people can absorb and really appreciate what you've brought," said Morrison McKay. "I've had good sales so far."

Jewelry designer Christina Layman traveled from La Jolla to display and sell her collection of hand-crafted pieces.

"My gold is 14-karat gold-filled," said Layman. "What's nice is [that] it doesn't tarnish or change

color the way gold-plated jewelry does." She added that her jewelry is an affordable alternative to solid gold, which continues to go up in price.

Art in the Park, a free public event where the community comes together to enjoy and purchase art directly from artists, is also the main source of fundraising for the Newport Beach Arts Foundation.

Among the hundreds of

visitors coming and going throughout the day were Carol and Dwight Hudson of Newport Beach.

Along with enjoying the live music, food trucks and seeing friends, Carol and Dwight said "we have paintings from here all over our walls."

SUSAN HOFFMAN is a contributor to the Daily Pilot.



Photos by Don Leach | Staff Photographer

**CANDIDATES** Hallie Jones, top, and Judie Mancuso speak at the Forum Theater in Laguna Beach on Saturday.

**FORUM**

Continued from page A2

dents, suggesting that the solution would be to build a parking garage on the outskirts of town and bus-ing people in.

"All you're creating is more congestion coming into the center of town," Weiss said. "It's not good. It's not good for pollution, it's not good for congestion, it's not good for the residents, and it lowers the quality of life."

One question led to another when a query about solutions for a slow summer season for the art festivals brought the conversation back to tourism and reinvigorating the art collectors in the community.

The overwhelming amount of tourism and the ensuing traffic impact dissuaded residents from wanting to leave their homes, Mancuso said. Visitor behavior was also noted by the candidates. Whalen said education programs and more enforcement of the laws would work toward bringing the situation under control.

"I don't like this underlying tenor of getting the right people to come to town," Whalen said. "Everybody gets to come to town, anybody who wants to come. What we need to do is figure out ways to better manage them when they're here."

Jones was quick to back the notion that there was not a right type of visitor for Laguna Beach, emphasizing the importance of maintaining coastal access for all. Later in the forum, Jones called housing the "biggest need" facing the arts community.

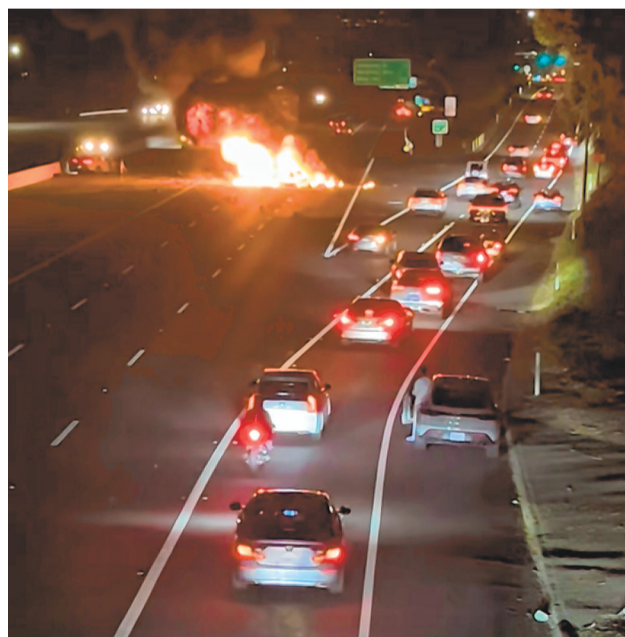
"I am a huge fan of adaptive reuse," Jones said. "I'm a huge fan of looking at properties, particularly in the canyon, that are currently being used as artist live-work space — even if they might not be permitted that way — and streamlining that process, making it easier for people to live and work in the places where they already are living and working. That's also going to protect the character of the canyon. It's going to protect the character of our town."

Whalen also mentioned a community land trust considered by the council in March, which would aim to address the need for affordable housing.

As for what residents might welcome more of at the Festival of Arts grounds, Weiss suggested an Indigenous arts and crafts show in which the exhibitors kept the proceeds and brought it back to their community.

At different intervals, Weiss also showed interest in bringing opera programming to town.

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Alyx Morgan

**CARS ARE DIVERTED** Sunday night off the 73 Freeway in Newport Beach, where a wrong-way collision resulted in a vehicle fire that killed one driver, who as of Wednesday had still not been identified by coroner's officials.

**CRASH**

Continued from page A1

side the vehicle or may have been thrown or extricated from the wreckage. Coroner's officials on Monday had not yet released the identity of the decedent, according to a sheriff's spokesman.

The driver of the BMW, whose identity was not be-

ing released, was treated on scene by firefighters and transported to a local hospital with moderate to major injuries, Rivera said Monday. Neither vehicle is believed to have contained any other occupants at the time of the crash.

Officers at the scene closed southbound lanes of the 73 Freeway to accommodate the investigation and arrival of coroner's officials. Traffic was temporarily diverted off the freeway at Campus Drive, and all lanes were reopened by 2:30 a.m. Monday, Rivera said.

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**NOTICE OF TRUSTEE'S SALE** Title No. 8784744 ALS No. 2023-4291 YOU ARE IN DEFAULT OF A LIEN, DATED 11/03/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 10/09/2024, at 01:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 11/09/2022, as instrument number 202200359369, of the official records of ORANGE County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 4652 ROYCE ROAD, IRVINE, CA 92612 Assessor's Parcel No. 453-102-02 The owner(s) of the real property is purported to be: GEORGE BLANKS The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. 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 \$15,282.92. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the 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 the 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 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case TS# 2023-4291. 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 (Nationwide Posting and Publication), or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case TS# 2023-4291 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 fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (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. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 09/05/2024 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: MEGAN PAMULA, TRUSTEE OFFICER NPP0465317 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 09/19/2024, 09/26/2024, 10/03/2024

**Legal Notices**

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T.S. No.: 22-5903 Loan No.: \*\*8816 APN: 477-151-10 Notice Of Trustee's Sale You Are In Default Under A Deed Of Trust Dated 11/3/2018. 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. 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: Alexander Pham, A Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 11/8/2018 as Instrument No. 2018000404820 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 10/7/2024 at 3:00 PM Place of Sale: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$3,147,541.08 Street Address or other common designation of real property: 34 Sunset Cove Newport Coast, CA 92657 A.P.N.: 477-151-10 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. All checks payable to Prestige Default Services, LLC. 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 (949) 776-4697 or visit this Internet Website [www.prestigepostandpub.com](http://www.prestigepostandpub.com), using the file number assigned to this case 22-5903. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website [www.prestigepostandpub.com](http://www.prestigepostandpub.com), using the file number assigned to this case 22-5903 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: 8/30/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Tina Suikonen - VP of Operations and Compliance PPP#24-003455