

# Daily Pilot

THURSDAY, FEBRUARY 13, 2025 /// dailypilot.com



Matt Szabo

**HUNTINGTON BEACH** Community & Library Services Commission Chair Austin Edsell, right, speaks during Tuesday night's meeting as Commissioner Jeanne Paris looks on.

## 'MAGA' plaque for library anniversary criticized

Huntington Beach Community and Library Services Commission approves design 6-0 despite public protest.

BY MATT SZABO

The 50th anniversary of the Huntington Beach Central Library has suddenly turned into a political battleground.

On Tuesday night, the Huntington Beach Community and Library Services Commission approved by a 6-0 vote the design of a plaque celebrating the anniversary with "Magical, Alluring, Galvanizing, Adventurous" in the middle.

Together, the words equal the "MAGA" acronym used by President Donald Trump and Republican supporters as "Make America Great Again." The four letters are displayed vertically in bold font on the plaque.

In front of an overflow crowd of about 100 people, the commissioners had fairly little to say on the item itself, after hearing public comments from 40 speakers against the plaque and six in

See **Plaque**, page A2



**THE COMMUNITY** and Library Services Commission approved a controversial Huntington Beach Central Library 50th anniversary plaque on Tuesday night.

## Huntington Beach City Atty. Michael Gates takes position with U.S. Department of Justice

BY MATT SZABO

Huntington Beach City Atty. Michael Gates, who has done battle with the state of California over myriad issues in recent years, now finds himself headed to Washington, D.C.

Gates announced Monday he is resigning to take a job with the United States Department of Jus-

tice as a deputy assistant attorney general, in the civil rights division.

"The voters put Trump in office to restore a lot of what has been damaged across the country," Gates said in an interview with the Los Angeles Times on Monday, adding that he has been an "unapologetic supporter" of the president since 2015. "I'm glad to

take a role as being a part of that restoration — that we need to put America back to where it was ... a nation of laws."

Gates, 49, stated in a news release that serving the city he grew up in (he played football and wrestled when a student at Marina High School) has been a pleasure since he was first elected city attorney in 2014.

Gates was reelected in 2018 then again in 2022, beating out Scott Field, a former employee who won a \$2.5 million age discrimination lawsuit against the city.

Gates, a Republican, has been battling with Democrat state leaders in Sacramento in recent

See **Gates**, page A3

## Surf City Church congregation evicted from longtime sanctuary

BY ERIC LICAS

The Pacific Conference of the United Methodist Church on Saturday evicted a Huntington Beach congregation from the property where members had been serving the community for almost six decades.

Surf City Church started out as a tent revival on the sand in 1904. It has been hosting worship, day-care and other programs from its current location at 2721 Delaware Street since 1967.

Church officials saw a decline in attendance during the pandemic, but it has bounced back

since then, according to Marge Mitchell, a Surf City Church board member. They currently see an average of about 60 members attending Sunday services and more than 100 on special occasions like Christmas or Easter, she said.

However, attendance numbers were deemed "unviable" by officials at the congregation's parent organization, the California-Pacific Conference of the United Methodist Church. In February 2022, the denomination's leadership instructed the Huntington Beach congregation to close.

"We had no choice," Mitchell

said while helping about two dozen hastily assembled church members pack belongings into a moving truck Monday.

The United Methodist Church plans to sell the property on Delaware Street and use the proceeds to "foster mission and ministry in the region and throughout the area of the California-Pacific Annual Conference," the organization's director of communications, Alyssa Fisher said in a statement Monday. That includes support for a neighborhood center and two other churches in the

See **Evicted**, page A6

## Country 'refuge' closes after lawsuit

Costa Mesa Christian store shuts doors after \$4.5M ruling for former member who alleged abuse, unpaid wages.

BY SARA CARDINE

Piecemakers, a Costa Mesa Christian-focused store known for selling handmade quilts and offering craft lessons to the public, was recently forced to close its doors amid bankruptcy proceedings spurred by a \$4.5-million court ruling against the organization.

An attorney who represented Piecemakers in the original legal dispute confirmed Friday the longstanding country store — located at 1720 Adams Ave. — was shuttered on Jan. 31 by a bankruptcy court trustee.

The closure is an attempt to garner more than \$8 million in reported assets following a 2022 verdict in a case brought by a former member who alleged the Christian commune operated as a cult, forcing her to work 12-hour days, six days per week, with no

See **Closes**, page A4

## Newport council signs off on city projects

Members greenlight habitat restoration of a canyon, committee appointments and street improvements.

BY ERIC LICAS

The Newport Beach City Council signed off on the completion of two separate projects to rehabilitate streets throughout the city at its meeting Tuesday.

One contract was awarded to All American Asphalt in January. It involved maintenance in Newport Center and Corona Del Mar.

Crews removed and replaced worn pavement on Pacific Coast Highway between Jamboree Road and MacArthur Boulevard, and on San Miguel Drive from Newport Center Drive to MacArthur. They also improved drainage on Evening Canyon and Shorecliff roads.

That work was completed in November at a cost of \$5,968,019.29.

See **Projects**, page A3



Don Leach | Staff Photographer

**LINDA HYNES**, a board member of the Well, talks about the history of a piano in the sanctuary at the Surf City Church on Monday.



# THE COACH HOUSE

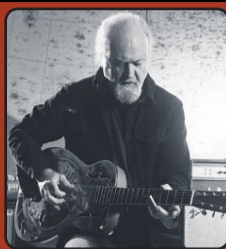
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**FRI, FEB 14**  
**OTTMAR LIEBERT & LUNA NEGRA**



**WED, FEB 19**  
**TINSLEY ELLIS**

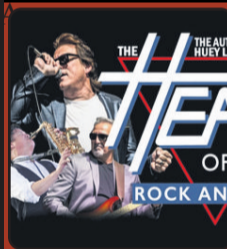


**THU, FEB 20**  
**THE HEART OF ROCK & ROLL**



**FRI, FEB 21**  
**CHEST FEVER**

- 2/14 OTTMAR LIEBERT & LUNA NEGRA (VALENTINES SHOW)
- 2/15 UPTOWN FUNK (BRUNO MARS TRIBUTE)
- 2/16 INCENDIO with ARDESHIR FARAH (OF STRUNZ & FARAH)
- 2/19 TINSLEY ELLIS
- 2/20 THE HEART OF ROCK & ROLL
- 2/21 CHEST FEVER (TRIBUTE TO THE BAND)
- 2/22 FAST TIMES (ULTIMATE 80'S TRIBUTE)
- 2/23 ALWAYS ADELE (TRIBUTE TO ADELE)
- 2/26 HUMMEL HARP BLOWOUT
- 2/27 VANESSA COLLIER
- 2/28 G LOVE & SPECIAL SAUCE
- 3/1 VERY IMPORTANT BEER FT FOREIGNERS  
MICHAEL BLUESTEIN, LUIS MALDONADO, JEFF PILSON, BRUCE WATSON
- 3/6 ALTAN
- 3/7 COCO MONTOYA & RONNIE BAKER BROOKS
- 3/8 MARC COHN
- 3/9 MARC COHN
- 3/13 SONS OF CREAM  
FT KOFI BAKER, MALCOM BRUCE, ROB JOHNSON
- 3/14 THE FENIANS FT PATRICK'S DAY CELEBRATION
- 3/15 WALTER TROUT
- 3/16 WALTER TROUT
- 3/21 THE THIRD MIND  
FT. DAVE ALVIN, JESSE SYKES, MARK KARAN, VICTOR KRUMMENACHER, MICHAEL JEROME
- 3/22 KING'S X
- 3/26 RUSSELL HOWARD
- 3/27 TURN THE PAGE  
(BOB SEGER & THE SILVER BULLET TRIBUTE)
- 3/28 THE ENGLISH BEAT
- 3/29 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 3/30 COLIN JAMES
- 4/1 JORMA KAUKONEN
- 4/2 ANDERS OSBORNE



**SAT, FEB 22**  
**FAST TIMES**



**SUN, FEB 23**  
**ALWAYS ADELE**



**WED, FEB 26**  
**HUMMEL HARP BLOWOUT**



**THU, FEB 27**  
**VANESSA COLLIER**

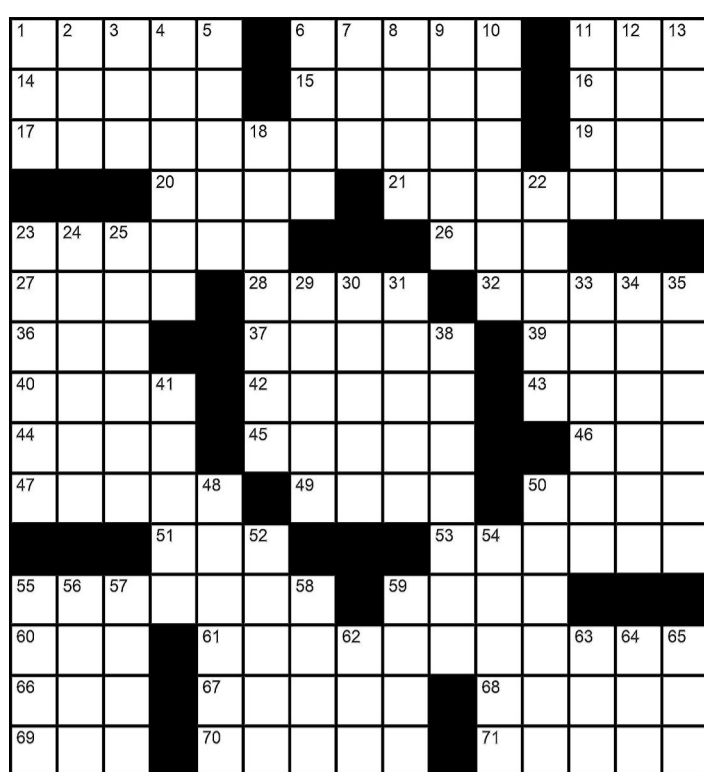
- 4/3 OUR HOUSE 'THE MUSIC OF CROSBY, STILLS, NASH & YOUNG'
- 4/4 THE SMITHEREENS WITH JOHN COWSILL
- 4/5 HERMAN'S HERMITS FT PETER NOONE
- 4/6 HERMAN'S HERMITS FT PETER NOONE
- 4/7 LEARNING TO FLY (A TOM PETTY TRIBUTE)
- 4/10 JACKLY
- 4/11 DON CARLOS
- 4/12 MIRAGE: TRIBUTE TO FLEETWOOD MAC
- 4/13 BOBBY GRAY
- 4/18 WILD CHILD (DOORS TRIBUTE)
- 4/19 KEVIN NEALON
- 4/24 THE WAILERS
- 4/25 TOM GREEN - HOME TO THE COUNTRY
- 4/26 PIANO MEN: GENERATIONS
- 5/2 IN THE AIR TONIGHT (PHIL COLLINS & GENESIS TRIBUTE)
- 5/3 THE OCEAN BLUE
- 5/8 ROBERT CRAY
- 5/9 ROBERT CRAY
- 5/10 SHINE ON - THE LIVE PINK FLOYD EXPERIENCE
- 5/11 ISRAEL VIBRATION & ROOTS RADICS
- 5/15 ALL FIRED UP (PAT BENATAR TRIBUTE)
- 5/16 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 5/18 THE DAY THE MUSIC DIDN'T DIE
- 5/22 FOGHAT
- 5/23 RICHIE KOTZEN
- 5/24 QUEEN NATION (QUEEN RE-IMAGINED SYMPHONIC ROCK SHOW)
- 5/30 YACHTY BY NATURE
- 5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 6/6 THE WINEHOUSE EXPERIENCE
- 6/7 YYNOT (TRIBUTE TO RUSH)
- 6/13 BUFFETT BEACH
- 6/21 CLASSIC ALBUMS LIVE: DAVID BOWIE'S ZIGGY'S STARDUST
- 7/4 THE ULTIMATE ROCK BAND: THE GREATEST ROCK HITS OF ALL TIME
- 7/26 VENICE
- 11/16 GEOFF TATE'S OPERATION: MINDCRIME THE FINAL CHAPTER

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## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

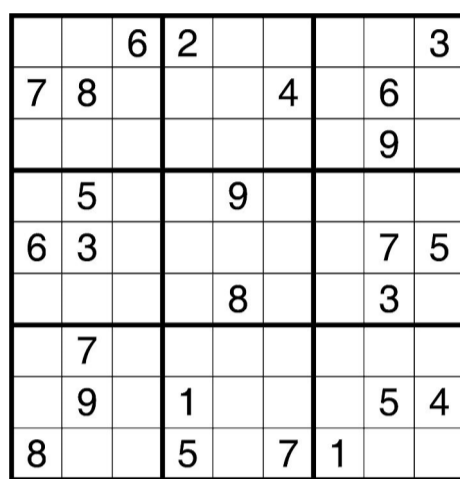
- ACROSS**
- 1 Cook in an oven
  - 6 # in music
  - 11 Actor Mineo
  - 14 Dried Mexican chili
  - 15 Sound in a broadcast
  - 16 Very cold
  - 17 Crunchy snack: 2 wds.
  - 19 Office PC setup: Abbr.
  - 20 Quick kiss
  - 21 "Squid Game" streamer
  - 23 Take into custody
  - 26 Nothing
  - 27 Give a meal to
  - 28 Charges (up)
  - 32 Sports car engine
  - 36 Driving paths: Abbr.
  - 37 Fancy parties
  - 39 Green \_ casserole
  - 40 Wedding vows: 2 wds.
  - 42 Native people of Missouri
  - 43 South Asian dress
  - 44 Monastery group
  - 45 Group of nine
  - 46 Paid player
  - 47 South American mountains
  - 49 Baby bird's home
  - 50 Sharp-witted
  - 51 Fractional stat: Abbr.
  - 53 Gets educated
  - 55 Animated show
  - 59 Tolerate
  - 60 "My lips \_ sealed"
  - 61 Baptists and Methodists, e.g.
  - 66 Pod veggie
  - 67 Painting support
  - 68 Amazon's business
  - 69 Unhappy
  - 70 Piece of paper
  - 71 Very recently



## 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 A6.

### DOWN

- 1 Sharp knock
- 2 Artist Yoko
- 3 Perform in a play
- 4 Molded
- 5 Reusable grocery bags
- 6 Flour holder

- 7 "I had no idea!"
- 8 Score after deuce
- 9 Mature, as fruit
- 10 Sticky note brand
- 11 Window ledge
- 12 Purple berry
- 13 Wildcat

- 18 Stop sign shape
- 22 Missteps
- 23 Egypt's continent
- 24 Blush
- 25 Flipped, as a house
- 29 Bricklayer
- 30 Flat surface
- 31 Wise people
- 33 The Grim \_
- 34 Lacking vegetation
- 35 Hot dog topping
- 38 Reaches an agreement
- 41 Took a nap
- 48 Rifle attachments
- 50 Japanese martial art
- 52 Synagogue text
- 54 Consumed
- 55 Mushroom tops
- 56 Region
- 57 Enjoyed a book
- 58 A \_ for news
- 59 Support for pants
- 62 Support for a golf ball
- 63 "Uh-uh"
- 64 "\_ death do us part"
- 65 Cunning

Tribune Media Services

## PLAQUE

Continued from page A1

favor of it. Many of those against it booted the commission after the vote was cast.

More than 300 residents also sent emails to the commission critiquing the plaque, questioning the use of a well-known political slogan on a commemorative decoration as well as the use of "alluring" in describing a public library.

Resident Barbara Richardson said Tuesday during public comments that she thought she was being punked when she first saw the plaque's design, calling it divisive and embarrassing.

"It turned out, the joke was on me, because this plaque really is the real design," she said. "From far away, it looks like the plaque is celebrating 50 years of MAGA, as the word is dead center in the middle of the plaque. This is where one's eye is drawn, to a political slogan. Are political slogans even allowed to be installed on city buildings? Why shouldn't the city be neutral?"

Chris Kluwe, also a resident of the city, spoke with more fire as he referred to the design as hideous.

"If you go forward with this plaque, you are putting MAGA front and center [in] our city," Kluwe said. "It is really important that you understand that MAGA as an ideology is destroying our country, OK? MAGA is the idea that you can let a billionaire come in and run our government and take our Social Security numbers to do who knows what, because there is no oversight."

Huntington Beach Deputy City Manager Jennifer Carey said that City Council member Gracey Van Der Mark, who swore in three



Matt Szabo

HUNTINGTON BEACH resident Julie Bixby speaks against the library plaque during Tuesday night's meeting.

new commission members at Tuesday's meeting, proposed the idea of celebrating the 50th anniversary with a dedicated plaque.

"The plaque's design was a collaborative effort, incorporating input from various City Council members and the community," Carey said in an email Wednesday.

Only Community and Library Services Committee chairman Austin Edsell and commissioner Jeanne Paris had comments about the design among the six commissioners, each of whom was appointed by a member of the all-conservative Huntington Beach City Council.

The bronze plaque would be installed outside the library and has up to \$7,000 budgeted for it, according to a staff report prepared by Ashley Theel, director of community and library services. Edsell said during the meeting that it was expected to be paid for via private donations.

"It's a great library," said Edsell, a past president of the Orange County Young Republicans, adding that he grew up visiting it. "Honoring it and celebrating it in this way, I think it's very fitting for us."

Paris said she recommended cleaning up the plaque a tad, though she was fine with the "MAGA" in the center of it. She added that the council could also make changes to it.

"It's a little busy, that's

all," she said. "I like the idea of MAGA. Making America great is not a racist comment."

But former council member Natalie Moser called the plaque political propaganda disguised as a celebration.

"Libraries are spaces for knowledge, community and inclusion," she said. "They are not tools for political messaging ... History warns us about what happens when public spaces are manipulated for political purposes. In many historical moments during authoritarian regimes in times of intense social control, symbols were placed not to celebrate shared values, but to assert control and rewrite history. These tactics are well-documented and studied in history books for their dangerous impact on free societies."

Moser called the plaque a distraction and urged residents to pay attention, adding that the council has made efforts to politicize the library, censor books and challenge citizen-driven petitions.

"These aren't just attacks on the library, they are attacks on our freedoms, on civic engagement and democracy," she said.

The plaque is expected to go to the City Council for final approval next week.

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**HIGH SCHOOL SOCCER****Fountain Valley rally falls short against Warren**

BY ANDREW TURNER

Fountain Valley erased a pair of one-goal deficits in the second half, but visiting Downey Warren walked away the winner in a CIF Southern Section Division 3 boys' soccer opener decided by penalty kicks on Wednesday afternoon.

Ezequiel Santana, Nicolas De Leon, Dylan Sears and Christian Alvarez scored in the shootout for Warren (12-6-4), the Gateway League champion.

The Bears took their kicks low and to the corners in the skills competition after several near misses in extra time, including a Sears shot that was driven off the left elbow of the goal in the 89th minute.

Gideon Griffiths converted as the initial selection for Fountain Valley (10-5-1), which was the second-place team in the Sunset League. Drew Payne's attempt went over the goal, before Nixon Hunt struck the crossbar.

Duel Hernandez-Vasquez scored on the fourth kick for Fountain Valley, but Alvarez continued his side's success in the shootout, which had the Bears dancing in the rain.

Payne and Hunt supplied a key connection for Fountain Valley in regulation. Hunt provided stretch passes up the left wing on the Barons' opening and final markers, which accounted for Payne's 15th and 16th goals of the season.

It took just four minutes for Payne to find the back of the net. The senior captain corralled the deep ball shy of the corner flag, then worked back to



James Carbone

**FOUNTAIN VALLEY'S** Nixon Hunt (25), seen Jan. 8 against Huntington Beach, had two assists against Warren on Wednesday.

the 15-yard line to improve his shooting angle before sending the ball on a hop inside the far post.

Warren played with possession for the majority of the first half, and the Bears were rewarded with two goals late in the opening stanza. Diego Montes cashed in on a penalty kick in the 35th minute.

Adrian Soto Diaz then exhibited deft touch to deflect in a cross from Sebastian Pelayo in the 39th minute.

Fountain Valley changed systems to a 3-5-2 formation after halftime, and the Barons applied more pressure as a result.

A free kick from the 40-yard line by

Ethan Ro found the head of Payne, who flicked it across the box. Cash Heit crashed the net and scored to make it 2-2 in the 54th minute.

Only three minutes later, Warren was awarded another penalty kick for a hand ball in the box. Montes' aim was true once more.

The duo that combined on the game's first goal linked up again in the 71st minute. Payne ran onto Hunt's deep ball, sprinting down the left side and lifting the equalizer into the top left corner.

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**PROJECTS**

Continued from page A1

The other set of recently completed street improvement projects included the repair of cracks and application of a protective coating on roadways in Beacon Bay, Irvine Terrace, Corona del Mar, Shore Cliffs, Cameo Shores, Mariners, Dover Shores, Bay Knolls and Newport Heights.

That maintenance was also completed in November by Roy Allan Slurry Seal, Inc., at a cost of \$2,492,684.74. However, at least one resident who lives on one of the streets that was sealed said more areas may need to be revisited.

"Less than a year later I can say that the street is smoother than it was a year ago," resident Jim Mosher said during public comments. "But the cracks are really pretty much back as they were before the job was performed."

Mayor Joe Stapleton said crews would be directed to inspect areas Mosher and other residents noted.

Also on Tuesday, two new members of the Finance Committee were appointed to briefly fill vacancies after the departure of former Mayor Will O'Neill and Council-

man Brad Avery.

The committee is comprised of three City Council members and four civilians appointed by the remaining council members. In December, the city adopted an ordinance requiring committee members to vacate their seat if the council member who selected them leaves office.

O'Neill and Avery's absence, combined with councilman Joe Stapleton's appointment to mayor resulted in two vacant citizen's positions on the body with terms that end June 30. Councilwoman Michelle Barto appointed William Kenney Jr. to the committee, and Councilman Noah Blom chose Kory Kramer.

During the meeting the City Council approved an eight-year plan to reduce the risk of wildfire and restore habitats at Buck Gully Reserve in Newport Coast.

The plan would include the replacement of flammable, nonnative vegetation with less fire-prone cacti, coastal sage scrub and grassland vegetation. It would also entail the creation of 4.8 acres of habitat for the California gnatcatcher and 2 acres of habitat for the coastal cactus wren.

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**GATES**

Continued from page A1

years over voter identification, housing mandates and other issues.

"In March of 2023, the state demanded the court order the city to immediately adopt a housing element packed with state [Regional Housing Needs Assn.] mandates that would destroy our city," Gates said in Monday's announcement. "As of today, nearly two full years later, the state has not accomplished anything from its lawsuit that it set out to do. Nothing. We are winning. The fight, al-



Michael Gates

though long from over, is worth it. As I have told many, you cannot win if you never take up the fight."

Judges haven't always agreed with his arguments that Huntington Beach's charter city status gave it authority to cast aside state mandates, however.

Gates also said in the release that he will recommend to the City Council that it hire longtime chief assistant City Atty. Mike Vigliotta as his replacement.

The position is up for re-election in 2026.

Vigliotta left in 2023 to be the city attorney for the city of Orange.

"[Vigliotta] will be the perfect replacement to carry the city's legal battles forward, including continuing with the city's voter ID law, the high-density housing fights and the city's important legal battle over the state's sanctuary law," Gates said.

Gates was a lightning rod at times, beloved by many in the city's conservative population and critiqued by many others.

He drew criticism from some when he declined to

release the full multimillion-dollar settlement with Pacific Airshow LLC, following the cancellation of the final day of the 2021 show due to an oil spill off the coast. Gates said he wouldn't reveal the full deal due to possible litigation with oil pipeline operator Amplify Energy, which the city settled with prior to litigation last fall.

Huntington Beach resident and Ocean View School District trustee Gina Clayton-Tarvin successfully sued the city to get the full settlement released. An audit of the settlement was ordered by the state California Joint Legislative Audit Com-

mittee last May, but state auditor Grant Parks sued the city months later for failing to comply.

Clayton-Tarvin said Monday that she believed that Gates has been pandering to right-wing causes and to Trump specifically in recent months. She accused him of "wasting our tax dollars on political folly so that he could get himself noticed by the Trump Administration."

"Many people could see it, but due to the hyper-partisanship in Huntington Beach, some people chose not to see it like that," she said. "They saw it as, 'Oh great, he's going after immigrants, or the LGBT com-

munity, or these groups that we don't like' ... Michael Gates was their kind of great white knight."

Gates said in the release that his absence doesn't mean that Huntington Beach will stop battling Sacramento.

"Huntington Beach will continue to fight aggressively, and the city will ultimately prevail," he said. "The law is on the city's side, and while it may take time in the courts, I have every faith that the city will ultimately be vindicated by the law."

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**CLOSES**

*Continued from page A1*

pay, overtime or rest breaks over a 20-year period.

Michelle McKinney, whose attorneys described her as an adult living with a mental illness later found to have been complicated by a brain tumor, claimed in a 2018 lawsuit she earned a weekly allowance of \$10 or less, even as the group's leaders collected food stamps in her name and failed to maintain records of her employment. In addition to working in

the store, McKinney lived in at least one house owned by members of Piecemakers and offered for communal use and residency. A powerful combination of isolation and financial and emotional control prohibited her from leaving, according to the suit filed in Orange County Superior Court on April 2, 2018.

During McKinney's time at Piecemakers, a young daughter who'd accompanied her upon her arrival from Washington state to Costa Mesa in 1997 was allegedly removed from her care by the group, placed

with a surrogate and later removed by group leaders, the lawsuit alleges.

"Piecemakers and its leaders exerted near total control over the plaintiff's life for the next 20 years," the lawsuit reads. "During her involvement, she was denied all individual expression. Piecemakers imposed a schedule on Ms. McKinney that gave her essentially no free time. Her every aspect of freedom, both individual and financial, was denied."

The suit sought damages not only for two decades of lost wages, overtime and meal periods, but also for dependent adult abuse, intentional infliction of emotional distress and breach of fiduciary duty.

Attorneys further sought to have a judge declare Piecemakers' 2003 transition from a limited liability corporation to a general partnership ineffective or to have McKinney named as a partner.

Responding to the complaint, defendants alleged McKinney did not take reasonable steps to avoid or mitigate the alleged damages and brought the lawsuit for the purpose of "harassing defendants and causing them to [expend] unnecessary fees and costs."

"Plaintiff's claims, if any, resulted from her efforts as a volunteer for nonprofit organizations involved in religious or humanitarian objectives," their response reads. "As such, any services performed by the plaintiff were in exchange for aid and sustenance." Although members of



Don Leach | Staff Photographer

**THE PIECEMAKERS** Country Store in Costa Mesa was forced to close Jan. 31.

Piecemakers last week declined to be interviewed by the Daily Pilot, Orange County attorney Tim Donahue, who represented the group in the original lawsuit, explained his view of the case Friday, maintaining his former clients offered McKinney refuge when she had no other options. Donahue said those in leadership positions at Piecemakers — including founding member Marie Kolasinski, who died in 2012, and named partners Doug Follette and Brenda Stanfield — did not consider McKinney an employee of Piecemakers.

"She was taken in as a family member, on spiritual principles, on biblical principles. She had nowhere else to go and no one to help her," the attorney said. "They paid for all her living expenses, took her off the street and gave her a home, a bed, food and resources."

But in a verdict issued in August 2022, a jury found otherwise. It determined McKinney was owed \$596,983 for economic loss and awarded another \$1.74 million for past and future pain and suffering.

For outrageous conduct and infliction of emotional distress, Piecemakers was ordered to pay \$1.29 million, while Follette and Stanfield were ordered to pay \$516,320 and \$36,880, respectively. McKinney was also granted attorney's fees.

After the verdict, Piecemakers' leadership filed an appeal in state court and, in June 2024, filed for Chapter 11 bankruptcy, which would allow the group to reorganize but remain operational.

But on Jan. 29 — two days before the Costa Mesa country store was forced to close — a federal court judge converted the filing into a Chapter 7 bankruptcy, which calls for a

liquidation of a party's assets. Piecemakers is fighting that resignation as well, according to Donahue, who is no longer representing the organization.

Piecemakers is no stranger to legal battles — with county and city officials claiming code violations or a lack of mandatory inspections, former members seeking to have their home returned to them and a disgruntled man who claimed his mother had cut all ties with him while under the group's influence, according to previous reporting in the Daily Pilot.

Former leader Kolasinski, who led the group until her death from natural causes at age 90, famously spent a week in jail in 2007 for operating the store's tea room without a permit and resisting inspectors who came to examine the shop.

One supporter of Piecemakers, who pleaded the group's case on social media ahead of the Jan. 31 store closure and asked for financial assistance, called the legal proceedings a betrayal.

"A welcoming refuge from daily stress is under attack. Will some abled people get the word out about this miscarriage of true justice?" Orange County resident Lenore Waring implored in a Jan. 21 YouTube video. "Perhaps even some of those who have contributed to the [Palisades and Eaton] fire victims will recognize this as a different kind of firestorm."

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# Daily Pilot

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**Legal Notices**

Title Order No. : 2549034CAD Trustee Sale No. : 87702 Loan No. : 399398031 APN : 151-282-28 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2022 . 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 2/27/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/21/2022 as Instrument No. 20220000153058 in book //, page // of official records in the Office of the Recorder of Orange County, California, executed by: CRYSTAL GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor WILSHIRE QUINN INCOME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (CFL LIENSE NO. 603J060), 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: PARCEL 1 OF PARCEL MAP NO. 88-226, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 247 OF PARCEL MAPS, PAGES 36 TO 38 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN DEED RECORDED AUGUST 15, 1980 IN BOOK 13703 PAGE 955 OF OFFICIAL RECORDS. 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: 8082 ADAMS AVENUE HUNTINGTON BEACH, CA 92646. 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: \$1,934,678.51 (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: 1/28/2025 CALIFORNIA TD 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 TD 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 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 visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11199. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2024-11199 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 or declaration 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. Dated: January 28, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470595 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/06/2025, 02/13/2025, 02/20/2025

**Legal Notices**

Loan No.: Thomas TS no. 2024-11199 APN: 048-111-02 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/12/2022, 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 on 2/26/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Matthew J. Thomas, a single man recorded on 9/20/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000311806, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 9/30/2024 as Recorder's Instrument No. 2024000253190, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Parcel 1: Lot 10, Block 2, Balboa Bayside Tract, per Map, Book 4, Page 78 of Miscellaneous Maps. Parcel 2: Portion of Lot 8, Section 35, Township 6 South, Range 10 West, San Bernardino Base and Meridian according to the Official Plat thereof. The street address or other common designation of the real property hereinabove described is purported to be: 409 Edgewater, Newport Beach, CA 92661. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$3,813,034.45. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's 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 visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11199. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2024-11199 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 or declaration 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. Dated: January 28, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470595 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/06/2025, 02/13/2025, 02/20/2025

**Legal Notices**

Loan No.: 2795 - Barghi TS no. 2024-11224 APN: 934-83-062 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/15/2023, 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 on 2/19/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Farah Doukht Yasmine Barghi, a single woman recorded on 5/17/2023 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2023000115061, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/18/2024 as Recorder's Instrument No. 2024000272385, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Unit 62, as shown and described in The Condominium Plan recorded in Book 11937, Page 314. An Undivided 1/83rd interest as Tenant in Common in the Fee Interest in and to the Common Area of Lot 1, Tract 8444, per Map, Book 374, Pages 39 to 43, inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 62 Sea Island Dr, Newport Beach, CA 92660. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$632,690.52. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's 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 visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11224. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2024-11224 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 or declaration 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. Dated: January 16, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470068 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

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**NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN** Order No: 15951489 TS No: Y24-03063 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/21/2023. 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 09/25/2023 as instrument number 2023000232509 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 6/12/2024 as instrument number 2024000146517 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/7/2012 as instrument number 201200069874, WILL SELL on 03/05/2025, 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(s) of said property is (are): QIJUN LIU AND HONGJUAN TIAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND ENQI LIU, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON. The property address and other common designation, if any, of the real property is purported to be: 204 KEMPTON, IRVINE, CA 92620, APN 935-46-533. 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: \$15,539.02. 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 California 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](http://www.nationwideposting.com) using the file number assigned to this case: Y24-03063. 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](http://www.nationwideposting.com), using the file number assigned to this case Y24-03063 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: 01/27/2025 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. NPP0470528 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/13/2025, 02/20/2025, 02/27/2025

**Legal Notices**      **Legal Notices**

**Notice of Public Sale**  
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday February 27, 2025 at 11:00 am. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Jonathan Mosquedaruz  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Dated this February 13, 2025 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 92626 (714) 966-9901 2/13/25  
**CNS-3895308#**  
**DAILY PILOT**

**BSC 226323**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KRISTINA BIRGIT MACDONALD 30-2025-01453835-PR-LA-CMC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **KRISTINA BIRGIT MACDONALD**. A PETITION FOR PROBATE has been filed by **LAURENCE MACDONALD** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **LAURENCE MACDONALD** be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on **March 05, 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 \(occourts.org\)](http://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: TRENT C. MARCUS, ESQ. TRENT C. MARCUS, A LAW CORPORATION 19900 BEACH BLVD, C-1 HUNTINGTON BEACH, CA 92648 Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/6 & 2/13/2025

**Legal Notices**      **Legal Notices**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
(U.C.C. 6101 et seq. and B & P 24074 et seq.)  
Escrow No. 63884DJ  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and address of the Seller/Licensee are: TIDPOOLE'S DELI LLC, 6310 WEST COAST HIGHWAY, NEWPORT BEACH, CA 92663-1925 The Business is known as: TIDPOOLE'S The names and addresses of the Buyer/Transferee are: TP RESTAURANT GROUP LLC, 14 ROCKY GLN, IRVINE, CA 92603-3422 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE The assets to be sold are described in general as: FURNITURE FIXTURES AND EQUIPMENT, INVENTORY, GOODWILL, DIGITAL ASSETS, ABC LICENSE and are located at: 6310 WEST COAST HIGHWAY, NEWPORT BEACH, CA 92663-1925 The kind of license to be transferred is: 41 - ON-SALE BEER AND WINE - EATING PLACE now issued for the premises located at: 6310 WEST COAST HIGHWAY, NEWPORT BEACH, CA 92663-1925 The anticipated date of the sale/transfer is 03/04/25 at the office of SERIGHT ESCROW, INC., 215 NORTH MARGENGO AVENUE, SUITE 130 PASADENA, CA 91101. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$247,500.00, which consists of the following: DESCRIPTION AMOUNT FURNITURE, FIXTURES & EQUIPMENT 50,000.00 INVENTORY 5,000.00 GOODWILL 150,000.00 ABC LICENSE 30,000.00 DIGITAL ASSETS 12,500.00 TOTAL ALLOCATION 247,500.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the 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: FEBRUARY 6, 2025 TP Restaurant Group LLC, a California Limited Liability Company By:/s/ BEREN PEKIZ, MANAGER 2/13/25  
**CNS-3895225#**  
**DAILY PILOT**

**BSC 226343**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY LOU ANDRADE-SALAZAR 30-2024-01435735-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: **MARY LOU ANDRADE-SALAZAR**. A PETITION FOR PROBATE has been filed by **MARISA A. HALEY & PAMELA DE NIRO** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **MARISA A. HALEY & PAMELA DE NIRO** 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 **March 19, 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 \(occourts.org\)](http://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: DOMENICO A. SCIRE, ESQ. The Law Offices of C.R. Abrams, P.C. 27201 PUERTA REAL, STE 130 Mission Viejo, CA 92691 Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/06 & 2/13/2025

**Legal Notices**      **Legal Notices**

**Notice of Public Sale**  
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday February 27, 2025 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Joshua R Boughton Donald G Pack Tammy Lorraine Russ  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Dated this February 13, 2025 by Woodbridge Self Storage , 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900 2/13/25  
**CNS-3895315#**  
**DAILY PILOT**

**NOTICE INVITING BIDS:**  
Modular Buildings (Sitework)  
Newland, Oka, and Plavan Schools  
**For Bid Number: FVSD 25-01**  
**Bid Deadline:**  
1:00 pm March 05, 2025  
**Place of Bid:**  
Fountain Valley School District  
17330 Mt. Herrmann St  
Fountain Valley, CA 92708  
(714) 668-5882

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Fountain Valley School District of Orange County, California will receive bids up to and including **1:00 p.m. on March 05, 2025**. At this time, date, and place, bids will be publicly opened and read aloud for Bid No. FVSD 25-01 Modular Buildings (Sitework) as indicated in the bid specifications. A **Mandatory Job Site Walk** has been scheduled for **February 18, 2025 at 1:00 p.m.** at Plavan Elementary School 9675 Warner Ave Fountain Valley, CA 92708. All bids shall be submitted only on the forms supplied by the School District as part of the bid package. Bid documents are available at <https://www.fvdsd.us/apps/pages/Facilities>. All Firms submitting a proposal to this project must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting a proposal. Any Firm that submits a proposal and is not prequalified will be deemed non-responsive and that Firm's proposal will be rejected and returned to the Firm unopened. **The FVSD prequalification process** is web based. Information can be found at [www.qualitybidders.com](http://www.qualitybidders.com). Prequalification documents must be submitted prior to **February 19, 2025**. The Board of Trustee reserves the right to reject any and all bids and to waive any irregularity therein. The right is also reserved by the Board of Trustees to select items and/or scope of work which in their opinion will best serve the needs of the District. All bidders must be properly licensed at bid time and during the entire project per Public Contract Code Section 3300 and Business and Professions Code Section 7028.15. Dated this February 4, 2025. Joe Hastie, Director – Maintenance & Operations Published: Daily Pilot Newport Beach/Costa Mesa February 6, 2025 and February 13, 2025.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI Case No. 30-2025-01458172-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 VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI A PETITION FOR PROBATE has been filed by Tritia Foster in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Tritia Foster 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 March 26, 2025 at 1:30 PM in Dept. No. CM08 located at 3390 HARBOR BLVD, COSTA MESA CA 92626.  
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://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 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:**  
**GRACE A LOU ESQ**  
**SBN 237109**  
**LAB OFFICES OF**  
**GRACE A. LOU**  
1230 ROSECRANS AVE  
STE 620  
MANHATTAN BEACH CA 90266  
CN114179 RIGHETTI Feb 13,14,20, 2025

**Tired of cutting your grass? Find a gardener in the Classified's Service Directory!**

### LEGAL NOTICE

**COAST COMMUNITY COLLEGE DISTRICT**  
**Purchasing Department**  
**1370 Adams Avenue, Costa Mesa, CA 92626**

**REQUEST FOR PROPOSAL**  
**RFP NO. 2202**

**Advisory Services for Asset Management of District Owned Land**

The Coast Community College District is seeking a firm, *or firms*, to assist the District to help identify and evaluate joint occupancy land lease opportunities, pursuant to California Education Code Section 81390 et. Sec, for approximately 3.7 acres of property located at 1370 Adams Avenue in Costa Mesa, California.

**ALL RESPONSES MUST BE RECEIVED**  
**THURSDAY, MARCH 6, 2025 BEFORE 4 P.M.**

Questions regarding this RFP may be directed to John Eriksen by email at [purchasing@cccd.edu](mailto:purchasing@cccd.edu).

RFP document can be found at: <https://vendors.planetbids.com/portal/36722/bo/bo-detail/126250>

Governing Board, Coast Community College District  
County of Orange, California

By: John M. Eriksen  
Director, Purchasing & Contract Services

Published: 2/13/25 & 2/20/25

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# EVICTED

Continued from page A1

Huntington Beach area, as well as the creation of a Surf City Ministry Fund for outreach and service in the local community.

Conference officials said their decision was made after years of effort to revitalize the local church and that members of the Orange County congregation voted to accept the plan. Mitchell said members were only given two options at a meeting in May 2022: shut down immediately or continue operating temporarily as a "mission church" at a different location.

Instead, Surf City Church

kept hosting services and programs in its chapel and meeting rooms. The conference sued the house of worship in November 2022, citing a trust clause giving the United Methodist Church claim to take possession of the local church's property.

A judge sided with the conference in June 2023. The California Supreme Court declined to hear Surf City Church's appeal of that decision in January.

That leaves few avenues remaining for the Orange County parish. But members of its leadership were still working with attorneys to find a way to stay in the sanctuary they've built a community around for the past 58 years, Mitchell said.

"Our faith is in God, who keeps his promises," she said, citing a message paraphrasing a verse from the Hebrews chapter of the Bible displayed on the marquee in front of Surf City Church. "God is all with us. He knows what he wants to do. This is his property ... He will find a way to make us whole."

An eviction notice posted Saturday instructed Surf City Church to vacate the premises by Wednesday. Members spread the word and were in the process of moving out while a temporary space for them to hold services is sought.

Virginia Terry, who has been a member of the congregation since 1966, was among the volunteers



**CHURCH MEMBERS** collect items from the Surf City Church on Monday as they move out of the location.

Don Leach Staff Photographer

packing this week. She used to teach Sunday school and has seen generations grow up around Surf City Church. She and Mitchell said it has been the site of quinceñeras, weddings, baptisms, food drives, Alcoholics Anonymous meetings, safety training seminars and countless other support groups and community events over the decades.

"I feel like the church is disrespected by the conference because they don't understand what this particular church means to the immediate community around it," Terry said. "The neighbors want the church to stay ... It does what a church is supposed to do."

The Huntington Beach property is also the home of the Well, a separate congregation boasting about 50

members that rents space from Surf City Church, the tenant flock's associate pastor, Tamara Durica, said. That congregation was not specifically listed in the eviction notice, and it was not immediately clear whether the conference would honor its existing lease.

Regardless of what happens at the property, members of Surf City Church and the Well have faith that they will continue to be a hub for the community in some form, and they plan on sticking together. Durica and Mitchell noted that both churches adhere to a strict interpretation of the Bible, unlike the more progressive leaning stance the modern United Methodist Church has adopted.

"We had a new person come on Sunday as we're

trying to prepare the congregation for eviction," Mitchell said. "The conference was holding us back."

The Huntington Beach parish's legal battle with the United Methodist Church unfolded as the latter grappled with internal division regarding its declaration of "safe harbor" for clergy who identify as LGBTQ+. Mitchell said that policy has been a turn-off to many potential members in Huntington Beach, a city led by a council made up entirely of conservative-leaning members. It's also large part of the reason Surf City Church began to distance itself from its parent organization and dropped the denomination from its name about 10 years ago.

eric.lucas@latimes.com  
Twitter: @EricLucas

## CROSSWORD AND SUDOKU ANSWERS

R	O	A	S	T	S	H	A	R	P	S	A	L
A	N	C	H	O	A	U	D	I	O	I	C	Y
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3	9	2	1	6	8	7	5	4
8	6	4	5	3	7	1	2	9

# MARKETPLACE

To place an ad, go to

<http://timescommunityadvertising.com/>

### Legal Notices

T.S. No. 24-70901 APN: 439-181-51 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/10/2024. 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. 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: KENNETH A. JOHNSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 6/18/2024, as Instrument No. 2024000151158, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 2/26/2025 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: \$1,085,084.61 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: 2517 FAIRWAY DRIVE COSTA MESA, CALIFORNIA 92627 Described as follows: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST A.P.N #: 439-181-51 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](http://www.elitepostandpub.com), using the file number assigned to this case 24-70901. 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 (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-70901 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. Dated: 1/24/2025 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](http://www.elitepostandpub.com) Michael Busby, Trustee Sale OfficerThis 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 42438 Pub Dates 01/30, 02/06, 02/13/2025

### Legal Notices

T.S. No.: 22-7030 Loan No.: \*\*\*\*\*1091 APN: 141-513-55  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/1/2005. 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 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: **ADAM BEREKI, A SINGLE MAN**  
Duly Appointed Trustee: **Prestige Default Services, LLC**  
Recorded **7/7/2005** as Instrument No. **2005000525690** in book, page of Official Records in the office of the Recorder of **Orange** County, California, Date of Sale: **3/3/2025 at 9:00 AM**  
Place of Sale:  
**Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868**  
Amount of unpaid balance and other charges: **\$575,064.98**  
Street Address or other common designation of real property:  
**818 SPIRIT**  
**COSTA MESA California 92626**  
**A.P.N.: 141-513-55**

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 (800) 793-6107 or visit this internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-7030. 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 (800) 793-6107, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-7030 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.

### Legal Notices

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15950858 TS No: X23-11003 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 08/17/2023. 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 08/18/2023 as instrument number 2023000202054, Book page 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 3/11/2024 as instrument number 2024000053205 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/27/2011 as instrument number 2011000211176, WILL SELL on 02/19/2025, 1:30 P.M. At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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(s) of said property is (are): QUJUN LIU AND HONGJUAN TIAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND ENQI LIU, A SINGLE MAN AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON. The property address and other common designation, if any, of the real property is purported to be: 204 KEMPTON, IRVINE, CA 92620, APN 935-465-33. 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: \$12,442.14. 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 California 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](http://www.nationwideposting.com) using the file number assigned to this case: X23-11003. 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](http://www.nationwideposting.com), using the file number assigned to this case X23-11003 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: 12/24/2024 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. NPP0469420 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

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Date: 1/23/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Patricia Sanchez Foreclosure Manager PPP#25-000605

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