# Daily Pilot

THURSDAY, OCTOBER 12, 2023 /// dailypilot.com



Photos by Susan Hoffman

**A GROUP** of four, decked out in shark costumes, participates in the Run 4 Sharks event Newport Dunes Waterfront Resort on Saturday.

# From prey to fan

After a shark attack off Corona del Mar 7 years ago, triathlete Maria Korcsmoros became an advocate for the finned fish, starting a run and health fair.

## BY SUSAN HOFFMAN

Triathlete Maria Korcsmoros was swimming at Corona del Mar beach seven years ago when she was bitten by a great white shark.

Some might be surprised to learn Korcsmoros, who was 52 at the time of the attack, has become an advocate for shark preservation. To that end, she hosts an annual Run 4 Sharks & Ocean Health Fair, which took place Saturday at the Newport Dunes Waterfront Resort and featured a 5K run followed by a 1-mile walk.

See **Prey**, page A4



RUN 4 SHARKS coordinator Maria Korcsmoros hands out a shark-themed bracelet to Corey Hernandez, who helped hand out medals as his mom, Shannon Worrell looks on.

## Aquatic Center's lease is extended

The sports facility stands on land leased to it by Newport Beach and the county.

#### BY LILLY NGUYEN

The Newport Aquatic Center will continue to operate at its current location for at least a 30-year term, thanks to approval given Tuesday by the Newport Beach City Council to extend its existing ground lease.

The Newport Aquatic Center is a nonprofit dedicated to the promotion of human-powered aquatic sports — rowing, kayaking and outrigging. In 1987, the city and the county, which share ownership of the land the center operates on, leased about 4 acres to the center. After a facility expansion in 1997, an addendum to the ground lease was granted that extended the lease's terms for an

See Aquatic, page A4

## Adults with disabilities prepare for the 'Big One'

Project Independence training event empowers clients to be disaster ready.

## BY SARA CARDINE

If a natural disaster like an earthquake, flood or fire were to strike today, what would you do?

While many might panic, a group of clients served by the nonprofit Project Independence now know to recall the preparedness triangle — evacuate, communicate, reunify — and to grab the essentials before they flee to safety.

Brenda Emrick, acting emergency services manager with the Costa Mesa Fire Department on Wednesday stopped by the Costa Mesa nonprofit to lead a disaster preparedness training for

See **Prepare**, page A5

## 100 Women Who Care event benefits local cancer nonprofit

## **BY MATT SZABO**

Brandi Marshall is a reality television star on "Selling the OC," an unscripted Netflix show which chronicles life at the Oppenheim Group real estate bro-

Marshall also knows that life itself doesn't always stick to a

Her mother, Angela Johnson, passed away last December after a battle with brain cancer.

"After that, I really felt compelled to really get more involved in charity and fundraising and things like that," Marshall said. "I'm on a reality show, but people don't know the other side of me. This is a good way for me to show who I really am, outside of the cameras.'

Marshall is one of three cochairs for Orange County 100 Women Who Care, which hosted



Don Leach | Staff Photographer

**JENNIFER ANNES,** Kristy Olson and Brandi Marshall, from left, announce the winners in the Orange County 100 Women Who Care charity event at the Oppenheim Group Corona Del Mar office.

its relaunch event Tuesday night Newport Beach-based nonprofit at the Oppenheim Group office that funds underfunded cancer in Corona del Mar.

Kure It Cancer Research, a

See **Event**, page A3



THE WELCOME wall, written in 15 languages, is displayed during

the Language **Arts Complex** Grand Opening Ceremony reception at Golden West College.

## Golden West introduces Language Arts Complex

## **BY MATT SZABO**

Golden West College Interim President Meridith Randall remarked last Thursday that former President Wes Bryant got the ball rolling on the new Language Arts Complex.

When it was Coast Community College District Chancellor Whitney Yamamora's turn to talk, he mentioned that it was just his 13th month in that role.

"Not only does it take multiple presidents to build a building, it takes multiple chancellors to build a building as well," Yamamora joked.

Those assembled at Golden West College in Huntington Beach for a ribbon-cutting ceremony for the new complex would agree that it was worth the wait.

The three-story Language Arts See Language, page A4





## THE COACH HOUSE

TICKETS & DINNER RES: 949-496-8930









SAT, OCT 21 FRI, OCT 20 **ORIANTHI** DAT **BOONE** 

10/12 CRYSTAL BOWERSOX / Taylor Rae 10/13 DESPERADO (EAGLES TRIBUTE)

10/14 DESPERADO (EAGLES TRIBUTE) 10/15 JOURNEYMAN (ERIC CLAPTON TRIBUTE)

10/18 FUNNIEST HOUSEWIVES (COMEDY SHOW)

10/19 PAT TRAVERS BAND

10/20 ORIANTHI **10/21 PAT BOONE** 

THU, OCT 12

CRYSTAL

**BOWERSOX** 

10/22 MIKE PETERS

PRESENTS THE ALARM ACOUSTIC

10/25 CHRISTOPHER CROSS

10/26 DAVE MASON

10/27 PIANO MEN (BILLY JOEL AND ELTON JOHN TRIBUTE) 10/28 ALO WITH SPECIAL GUEST SHIRA ELIAS

10/29 MARTIN SEXTON

10/31 OINGO BOINGO FORMER MEMBERS

11/1 RIDERS IN THE SKY

(ACOUSTIC WESTERN COWBOY MUSIC AND HUMOR)

**ZEBRA** 11/2

LED ZEPAGAIN (LED ZEPPELIN TRIBUTE) 11/3 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
BEN OTTEWELL / IAN BALL (OF GOMEZ) 11/4

11/5

**CARE FOR THE GIVERS** 11/7 ALZHEIMER'S BENEFIT CONCERT

**RODNEY CROWELL** 11/8

11/9 THE YOUNG DUBLINERS

11/10 WHICH ONE'S PINK? "WISH YOU WERE HERE"

11/11 WHICH ONE'S PINK?

"DARK SIDE OF THE MOON" 11/12 WISHBONE ASH

11/15 LEONID & FRIENDS (CHICAGO TRIBUTE)

11/16 LEONID & FRIENDS (CHICAGO TRIBUTE)

11/17 FOGHAT

11/18 ABBAFAB (ABBA TRIBUTE)

11/19 COCO MONTOYA

11/22 QRST (QUEEN/RUSH/STYX TRIBUTE)

11/24 JUMPING JACK FLASH (STONES TRIBUTE)









THU, OCT 26 SUN, OCT 22 MIKE PETER\$ DAVE

SAT, OCT 28 ALO

SUN, OCT 29 MARTIN

11/25 BUFFETT BEACH (JIMMY BUFFETT TRIBUTE)

11/26 ARETHA STARRING CHARITY LOCKHART

11/30 THE MUSICAL BOX - SELLING ENGLAND BY THE POUND

12/1 THE MUSICAL BOX

- SELLING ENGLAND BY THE POUND LEE ROCKER OF THE STRAY CATS 12/2

**GENE LOVES JEZEBEL / BOW WOW WOW** 12/8

GARY HOEY'S ROCKIN HOLIDAY SHOW 12/16

AMBROSIA: A VERY SPECIAL HOLIDAY SHOW 12/22

FLOCK OF SEAGULLS 12/23

12/28 L.A. GUNS

12/29 DONAVON FRANKENREITER / GOODNIGHT, TEXAS

12/30 DONAVON FRANKENREITER / GOODNIGHT, TEXAS

12/31 LOS LOBOS NEW YEAR'S EVE! QUEEN NATION (QUEEN TRIBUTE) 1/5

QUEEN NATION (QUEEN TRIBUTE) 1/6

**BOBBY GRAY** 1/7

**TOMMY CASTRO** 1/12

1/13 WILD CHILD (THE DOORS TRIBUTE)

MARC COHN 1/19

**MARC COHN** 1/20

PETTY BREAKERS (Tom PETTY TRIBUTE) 1/26

2/3 GLENN HUGHES DEEP PURPLE SET

- 50TH ANNIVERSARY OF BURN

FAST TIMES (80s Concert Experience) 2/9

JOURNEY USA (JOURNEY TRIBUTE) 2/10 **OTTMAR LIEBERT & LUNA NEGRA** 2/14

THE MOTELS **SHAWN PHILLIPS** 

2/22 2/24 **DADA** 

4/5 **ULI JON ROTH** 

- Interstellar Sky Guitar Tour

THE FABULOUS THUNDERBIRDS 4/14

4/19 RICHIE FURAY



ticketweb 866.468.3399 33157 Camino Capistrano | San Juan Capistrano Like Us on facebook.com/coachhouseconcerthall | follow us on Twitter @coach\_house

#### THE DAILY COMMUTER **PUZZLE**

By Jacqueline E. Mathews

## **ACROSS**

1 Greek letter 4 Mea 9 Biblical beggar's request 13 Potter's oven 14 Korean or

Malaysian 15 Suitor 16 Put \_ practice; apply 17 Imbue with new

vigor 19 Go blond 20 Punctured

21 Vapors 22 Dinner table basketful

24 Tasseled hat 25 Practical jokes 27 Tendons

30 Many times 31 Quick

33 Tease 35 Picnic spoiler 36 USNA newbie 37 Baby in a

pouch 38 Years \_; in the past

39 Burrito contents 40 "Home on the

41 Get-up-and-go 43 BPOE meeting halls

44 \_ Alamos, NM 45 No longer in style

46 Shakespearean lover 49 Driving hazard 51 -Wan Kenobi

54 Giggling slyly 56 Van Gogh's paintings 57 Slight coloring 58 Cut into bits 59 Med school course: abbr. 60 Plains tribe

61 Say; articulate

**62 Former Soviet** 

security agcy. **DOWN** 

# 26

### **SUDOKU**

By the Mepham Group

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

58

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

#### For answers to the crossword and Sudoku puzzles, see page A5.

1 ltty-bitty 2 Tailor's job 3 \_\_, dos, tres 4 Christmas songs 5 Moochers 6 TV's "One Life to

7 for; bought 8 Colony member 9 Burnina 10 "Laze"

homonym 11 Lab rat's path 12 Takes to court 13 Child 18 Insurance policy seller 20 Narrow valley 23 Plow pullers 24 Marching band

instrument

25 Bat Mitzvah

26 No longer a minor 27 Erin & Jim-Bob, to John-Boy 28 Sin 29 Prolonged attack 31 Murder 32 Ming-Na of film & TV fame 34 Farewells 36 Cribbage markers 37 Green gem 39 Stream 40 Learn by \_; memorize 42 Votes into office 43 Bigger 45 Tango or twist 46 VW forerunners 47 "Step \_!"; cry to

59

62

dance

a slowpoke 48 Dig for ore 49 "True \_"; John Wayne film 50 Fuzzy residue 52 Spill the beans 53 Suffix for art or real 55 Australian bird

56 Furniture wood

Tribune Media Services

## **AROUND TOWN**

## N.B. Film Festival returns today

The 24th annual Newport Beach Film Festival kicks off this evening.

The festival will run until Oct. 19 and is expected to screen about 91 films throughout its seven-day

Tonight on opening night, the Newport Beach Film Festival will show "The Absence of Eden" at the Regal Edwards Big Newport on 300 Newport Center Drive at 7:30 p.m. The screening will include the film's director, Marco Perego, followed by the festival's opening night celebration at Fashion Island. Tickets for the festival's closing night film, "The Holdovers," are already

sold out. To purchase tickets or see the lineup, visit newportbeachfilmfest.com.

## **Edison STEM** scholarships open

Edison International annually awards scholarships to some 30 high school seniors with goals of entering a STEM field. Students within Southern California Edison's service area are able to apply for the \$50,000 scholarship award paid over four years and receive a paid summer internship with the company after their first year of school. The deadline to apply is Jan. 23. For more details and to apply, visit edison.com/community/edison-scholars.

## OCC Planetarium to host solar eclipse viewing

The OCC Planetarium is opening its doors to the public to participate in a viewing event of an annual solar eclipse on the planetarium's telescopes onSaturday. The so-called "Ring of

Fire" solar eclipse will cross North, Central and South America and is said to be



Sarahi Apaez

AUDIENCES GATHER outside the theater during the Newport Beach Film Festival's opening night screening of "WEIRD: The Al Yankovic Story" at the Regal Edwards Big Newport in 2022. This year's event starts tonight.

the last visible solar eclipse from the U.S. until June 21,

Solar telescopes will be available during the event and located in Lot E and the telescope farm near the planetarium. Eclipse glasses will also

be available for purchase.

Guests are invited to come at 8 a.m. to see the peak of the solar eclipse at between 9:15 to 9:25 a.m. The event will conclude at

A special presentation will be held inside of the dome theater. Parking is free and will be available at Lot E and Lot D.

## Vanguard U. names new hires

The Costa Mesa-based university private nounced late September three new key staff on its team — one of whom is a faculty director. Michael Shurance has joined on as the associate vice president, graduate and professional strategy and enrollment, Stacey Sandeford-Lyons as the dean of student success and academic services and Joanne Van Boxtel as the associate professor and faculty director of special edu-

cation. "We are excited to share

these three new appointments, as we bring in experienced leaders who will propel the university forward and who understand the changing landscape of higher education," Vanguard President Michael Beals said in a statement.

## Jan's Health Bar opens sixth shop

Jan's Health Bar is opening its second location in Huntington Beach this month at Bella Terra. The new location comes on the heels of the brand's 50th anniversary.

Owner Poppy Holguin, who purchased the original restaurant from founder Jan Gaffney in 2010, said in a statement announcing the new location last week, "To open a second store in Huntington Beach is truly special.

"This location not only allows us to serve more of Huntington Beach, but it allows us to bring our mission of affordable, vibrant and healthy cuisine to the neighboring communities of Fountain Valley, West-Garden minster and Grove.'

The restaurant also has other locations in Costa Mesa, Laguna Beach, Corona del Mar and Irvine.

- From staff reports

## Costa Mesa babysitter convicted of molesting 16 boys

BY PAUL ANDERSON

A 34-year-old childcare service provider from Costa Mesa was convicted Tuesday of molesting 16 boys, aged 2 to 14, and showing another victim child pornography.

Matthew Antonio Zakrzewski was convicted by the Orange County Superior Court jury of 34 felony sex charges related to 17 victims in crimes that prosecutors said took place from 2014 through 2019.

Jurors also heard evidence relating to two other boys, including one who was allegedly molested, but the defendant was not charged with attacking those victims, Deputy District Attorney Juliet Oliver said.

He faces a maximum of 690 years to life in prison when he's sentenced Nov.

"The entire book is in defendant's hard drive," Deputy Dist. Atty. Juliet Oliver said during her closing argument of the trial Monday, referencing a pedophilia book on Zakrzewski's computer. "In it there's a chapter titled Hunting Season. ... When the defendant reached out to [one of his victims] saying 'Let me be his occasional babysitter,' he was hunting [the boy]. He was hunting every family in this case. ... He wasn't just reading the book, he could have written the book."

Oliver argued that the defendant videotaped much of the evidence against him

"He's as brazen as he can be," Oliver said.

In one of the videos, a victim was seen lying on him nude as the defendant "caressed" him to "normalize" the molestation, Oliver argued.

Zakrzewski is seen in another video touching himself with a boy in his lap, the prosecutor argued. When he finished, the defendant allegedly said, "Thank you," Oliver said, adding, "There are no words."

With one of the boys he played a game the defendant called "rocket ship," with the victim on his lap, and he declared, "It feels like we're having sex," Oliver said.

"All of this was video-

taped," she said.

"None of the parents knew each other," Oliver told the jury. "The children didn't know each other. ... The defendant was a mastermind ... grooming the parents to believe he was the perfect fit to protect each of the children. ... It is every parent's worst

nightmare."
Zakrzewski touted his work with children with behavioral disabilities and advertised that he had years of experience, was CPR trained and had background checks, Oliver said.

Many of the victims were 6 to 9 years old, the prosecutor said.

Jennifer Ryan of the Orange County Public Defender's Office argued that while her client was charged with showing pornography to some of the victims, photos depicting nudity and sex acts are not necessarily "harmful'" matter as charged.

"Each charge has separate laws, separate guides," she cautioned jurors.

She rebutted one charge of her client directing a dog to lick the private parts of one of the victims, saying there was no evidence of Zakrzewski directing the canine to perform such an act.

"Cameras are running all the time," she said. "But they want you to believe something that was not depicted happened. ... That is not in evidence."

Ryan also argued that some of the evidence in the trial showed "two kids run-

ning around" in their underwear.

"That's not harmful material," she argued. "Sometimes kids run around without their clothes. ... There's nothing wrong with a little boy running around in shorts. ... That's not against

the law."
Oliver countered that
there was a staggering volume of videos, and investigators never even went
through all of them.

"There was no suggestion — by me or anyone else — that cameras were running all the time," Oliver said. "Do not let defendant's arguments fool you. ... He deserves nothing short of 34 verdicts of guilt."

dailypilot@latimes.com Twitter: @TheDailyPilot

#### **EVENT**

Continued from page A1

research projects across the United States, walked away with a check for \$11,051.70.

The 100 Women Who Care idea, which has grown to include chapters around the country, was started in 2006 by Karen Dunigan of Michigan. The premise is simple, as 100 philanthropic women get together and each donate \$100 for the event.

On Tuesday night, the women heard five-minute pitches from three different local nonprofit organizations: Extraordinary Lives Foundation, Kure It and the Jessie Rees Foundation.

They then voted for the winner to receive all of the funds collected, which were in excess of the \$10,000 goal. The event had no overhead, co-chair Jennifer Annes said, due to generous sponsorships, meaning Kure It got the totality of the money raised.

"It's nationwide, but it's great to have this here in Orange County," Annes said. "The difference between Orange County and some of the other areas is



Don Leach | Staff Photographer

**COCONUT DRINKS** were a hit at the Orange County 100 Women Who Care event at Oppenheim Group Corona Del Mar.

that we have a great number of charities here. There's a lot of events going on, but sometimes people get stuck in their typical galas and their typical circles. It's hard for some of these smaller charities to have the opportunity to break through and get in

front of some of these people who have plenty of funds and means to support."

Brooke Adams, director for Kure It, said that staff will work with the medical advisory board to determine what currently needs the most funding. The

nonprofit was founded by Barry Hoeven, who passed away due to kidney cancer in 2016.

Through its Kure It Cares initiative, Adams said the nonprofit is currently working with under-served communities in Orange County to emphasize the

importance of screening in fighting treatable cancers.

Kerri Hatfield, president of the Kure It women's guild, said with a smile she didn't get to her finishing line of the pitch, as the five-minute time limit was strictly enforced. But she

emphasized the power of

the 100 Women Who Cares idea.

More than the money, the idea is raising awareness, Kristy Olson agreed. Olson, who works at the Oppenheim Group with Marshall, was the third cochair for the group.

"We're all a bunch of successful, powerful women," Olson said. "If somebody in the audience is like, 'You know what, that charity really resonates with me,' you can either donate your time or donate your money directly to them. It's still a win-win [if they aren't selected], because you didn't know about them before ... It just spirals into more ways to give back to the community."

The OC 100 Women Who Care plan to meet quarterly, Olson said, with the next event in January.

The three Orange County-based nonprofits chosen to present at the next event — nominated by those in attendance Tuesday and chosen by drawing — were Tilly's Life Center, Farmhouse Rescue and Orangewood Foundation.

matthew.szabo@latimes.com Twitter: @mjszabo



The power of community is stronger than ever with over 200,000 homes choosing more clean energy and tangibly fighting climate change in the process. Thank you so much for being part of an incredible year with Orange County Power Authority.





Learn more about how you're making a difference **ocpower.org** 

## PREY

Continued from page A1

"I'm fully functional and train for triathlons, and now I just have some nerve damage and numbness in my foot," said Korcsmoros, who had to have 160 staples to repair the damage from the attack and also suffered a punctured lung and several cracked ribs. "I'm generally back to training within the fitness community network with triathlons training.

The event she established benefits the nonprofit Shark Stewards, which is dedicated to restoring ocean health by saving sharks and protecting marine habitat, with efforts that include youth ocean education programs and beach cleanups in Orange and Los Angeles counties.

"I'm excited this year about the event with the increased attendance registration over 100. Also, we have more volunteers and booth sponsors," said Korcsmoros. "We are building the event by connecting



Susan Hoffman

AROUND 100 participants attended the Run 4 Sharks & Ocean Health Fair, with some joining the 5k run and 1-mile walk Saturday at the Newport Dunes Waterfront Resort.

with people, which is what we want to do."

Korcsmoros, who lives in Yorba Linda, is a fitness instructor who operates her own business, Kissed by a Shark Wellness. She divides her work time between Trilogy at Glen Ivy Senior Community in Corona and TZone OC in Costa Mesa. Among the 1-mile run-

Viejo. Thanks to her grandmother, Ruth Seamark of Lake Forest, Penny was able to maintain her six-

ners Saturday was 8-year-

old Penny Boyer of Mission

year attendance record participating in the Run 4 Sharks race.

"Her dad usually brings her, but he was coaching her brother's soccer team," Seamark said. "I didn't want her to miss it so I volunteered to bring her."

Not a runner herself, Seamark established a way with her granddaughter to stick together during the

"I just trotted and fast walked, so Penny had to wait for me," said Seamark. "She would run ahead and stop until I would catch up, and run ahead a little more until I caught up.'

Seamark added that Penny is very concerned for the environment and all its creatures.

"I hold lizards in my hand and help bees," her granddaughter chimed in.

One of the 5K runners, a man who goes by a single name, Chayu, said he and his girlfriend, Katia Irina, both from Laguna Niguel, wanted to do something fun together that would offer some exercise while supporting a good cause.

Today was my first time

doing a run like this," Chayu said. "I heard footsteps behind me so I didn't stop.'

The couple then spent time asking questions about sharks at Ranger Jim's Mini Museum table, which was covered with all things shark, including jaws with teeth from local species who live in our coastal waters.

"I surf quite a bit and I'm interested in gaining knowledge about sharks since I've seen 10 to12 sharks when I've been surfing," Chayu said.

Bill Brooks, a marine science teacher, and retired park ranger Jim Serpa (aka "Ranger Jim") gladly shared facts about sharks to attendees.

"During my career, I've collected all this stuff and lectured all over California at educational events," Serpa said. "The [shark] teeth, for example, are adapted to eating prey, meaning every shark has a tooth specially evolved for prey it eats."

Susan Hoffman is a contributor to the Daily Pilot.

## **AQUATIC**

Continued from page A1

additional 25 years, which

was to end later this month. The agenda item to approve the new lease was originally folded into the council's consent calendar but was pulled by Councilman Brad Avery for discussion.

The terms of the amended contract provide an initial 30-year term with two 10-year extension options for a total possible term of 50 years. It maintains past points of agreement, such as being a nofee lease for the continued operations of the center at no cost to the city, being held to a city-approved facilities management plan and abiding by all entitlements and permits issued by the city, county, state and federal agencies.

The city's real property manager Lauren Wooding Whitlinger said the newlyapproved agreement requires the Newport Aquatic Center to spend 3% of its gross revenues on repairs, maintenance and refurbishments to the facility. It also requires inspections, includes internal control language, and specifically defines the period of time that the center will have to ameliorate any identified issues.

Council members spoke highly of the Newport Aquatic Center, though Avery noted he pulled the item so the council could more fully discuss the nonprofit's way forward.

Avery said he was in favor of the new agreement and described it as "far more robust" than the existing document but did raise concerns about some of the legal troubles the Newport Aquatic Center faced in 2018 and 2019, including allegations of financial misconduct, harassment and retaliation. Court records indicate deliberations in some of those lawsuits continued until early 2023.

"I have no idea what has transpired in those, but it just, to me, when you see that, it makes you wonder what was going on there," Avery said.

Avery noted the new agreement includes new requirements for reporting and requested that an addition be made that would allow for impromptu city inspections to review the property. He said he brought up the matter because, prior to his retirement, Avery ran a similar facility on behalf of Orange Coast College.

"[The county] just did site walks. You never knew when they were coming. They would just be random and it worked out fine. We never had a problem. They would write us up if there were a couple of things that needed fixing up or attention and that would help keep me on my game and I just think with a self-perpetuating board and under the spirit of [Council Policy F-7], you would have members voting on the board," Avery said. "But here, we

don't have that. So, what do we have to guarantee to everybody that it's going to run properly? That's my concern.

"But at the same time, I'm very satisfied with the effort of staff and NAC coming together and coming up with this agreement."

Avery's council leagues were supportive of the addition. Councilwoman Robyn Grant suggested a potential addition of a cityappointed member to the board of directors and Councilwoman Lauren Kleiman requested the possible requirement of closing restrooms and to disallow overnight parking of vehicles not owned by the cen-

On Wednesday, Chris

Blank, president of the Newport Aquatic Center's board of directors, said officials there were "very pleased" with the extended agreement.

"It was a team effort, with several folks from the city and from Newport Aquatic center working together to get this done," Blank said. The requested revisions that were passed by the City Council are acceptable to us, and we expect to be signing the lease any day."

Blank noted the center's next big event is its "Off Da Couch" outrigger race on Oct. 21 and that it is now raising funds for the renovation of its weight-lifting facilities.

lilly.nguyen@latimes.com Twitter: @lillibirds

# To place an ad, go to http://timescommunityadvertising.com/

**Legal Notices** 

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

**Legal Notices Legal Notices** 

> BSC 224037 NOTICE OF PETITION TO ADMINISTER ESTATE OF: CLAIRE THERESE DAL CORSO

30-2023-01351608-PR-PW-CMC creditors, and persons who may otherwise be interested in the will or estate, or both, of: **CLAIRE** THERESE DAL CORSO.

A PETITION FOR PROBATE has been filed by ARTHUR DAL CORSO in the Superior Court of

California, County of **ORANGE**. THE PETITION FOR PROBATE requests that ARTHUR DAL CORSO be appointed as personal representative to administer the estate of the

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.

A HEARING on the petition will be held on Nov 30, 2023 at 1:30 p.m. in Dept. CM6

located at: 3390 HARBOR BVLD.

hearing.

COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the epartment on the day/time set for you

**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: MARK A. FITTER HISKEY LAW FIRM, APC 151 N. KRAEMER BLVD., #204 PLACENTIA, CA 92870

Published in the ORANGE COAST DAILY PILOT on: 10/5, 10/6 & 10/12/2023

TOP BRANDS BIGGER latimes.com/Coupons HUNTINGTON BEACH FIND IT. LOVE IT. BUY IT.



**CHANCELLOR WHITNEY** 

**YAMAMURA** of the Coast

Community College District

2012. Sundt was the con-

struction manager on the

Board of Trustees Presi-

dent Mary Hornbuckle, act-

ing Dean of Arts & Letters

Martie Ramm Engle and

Measure M Citizens Over-

sight Committee chair

Steve Rosansky also made

remarks Thursday. Paul Ka-

reem Tayyar, an English

professor, read from "The

Also in attendance and

on the list of speakers were

Assemblywoman Diane

Dixon, Huntington Beach

Mayor Tony Strickland and

Westminster Mayor Chi

Charlie Nguyen. Hunting-

ton Beach Mayor Pro Tem

Gracey Van Der Mark and

Natalie Moser and Dan

Kalmick, as well as West-

Kimberly Ho, also gave re-

Council members

Councilwoman

Book of Magic."

City

minster

comments on the project.

project.

**MEMBERS OF THE** faculty pose for a ribbon-cutting ceremony during during the Language Arts Complex Grand Opening Ceremony at Golden West College on Oct. 5.

## **LANGUAGE**

Continued from page A1

Complex, which opened for the fall semester, houses the division of offices for the college's language arts department, as well as faculty offices for both language arts and social scien-

It features 30 standard classrooms, 10 specialized instructional spaces, a student resource center and four group study rooms. The architecture features promote natural ventilation and lighting.

Also in the space is a three-story tall "welcome wall," which says hello and welcome in 15 languages, including American Sign Language and braille. There's also a special skylight featuring a phrase in Esperanto; translated to English it means "the essence of beauty is unity in diversity."

"If you come any day in the morning or the afternoon, you will see the students distributed throughout the building, studying and relaxing," Randall said. "Certainly, post-COVID, this is what we like to see, students returning to the campus. It's not only good for us, but it's good for them. The more time they spend with us, the more successful they are."

The \$55-million building was funded through both state funding and Measure M, a \$698-million bond measure voters passed in

marks. "Three of my children came to Golden West and I

took a few semesters here," Van Der Mark said. "It's actually changed dramatically. Thank you for keeping this college going and improving it, it looks beautiful. It actually looks nothing like it did when I was here.'

matthew.szabo@latimes.com Twitter: @mjszabo

### BSC 224051 TO ADMINISTER ESTATE OF: Anne Innis (aka "Anne C. Innis") 30-2023-01350984-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: Anne Innis (aka "Anne C. Innis").

A PETITION FOR PROBATE has been filed by

Diederick Oscar van der Meyden in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that Diederick Oscar van der Meyden 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 Nov 30, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your

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

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: RENEE C. LLOYD-NASIRI, ESO LLOYDS & ASSOCIATES, PLC 4630 CAMPUS DR., STE 211 NEWPORT BEACH, CA 92660 the HUNTINGTON BEACH INDEPENDENT on: 10/12, 10/19 & 10/26/2023

BSC 223998 NOTICE OF PETITION TO ADMINISTER ESTATE OF: KAY VLASEK, aka BARBARA KAY VLASEK 30-2023-01349760-PR-PW-CMC

creditors, and persons who may otherwise be interested in the will or estate, or both, of: **KAY** VLASEK, aka BARBARA KAY VLASEK.

A PETITION FOR PROBATE has been filed by VANCE KERRY VLASEK in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that

VANCE KERRY VLASEK be appointed as personal representative to administer the estate of the

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 Nov 08, 2023 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your

**hearing. IF YOU OBJECT** to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in

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

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

Attorney for the Petitioner: CYNTHIA V. ROEHL, ESQ & KATHERINE F. BIADASZ KHAMIS, ESQ ROEHL LAW GROUP, P.C. 25910 ACERO, STE 150

MISSION VIEJO, CA 92691

in the

INDEPENDENT on: 9/28, 10/5 & 10/12/2023



Mark's Painting & **Handyman Service** 714-222-3055

> Licensed & Bonded C-33-#967860

d Restoration Specialist

## Veteran, business owner running for 45th District

**BY LILLY NGUYEN** 

Democratic Another candidate officially entered the race for California's 45th Congressional District earlier this month — veteran and business owner Derek Tran.

Tran, an attorney at the Tran Firm and owner of True Care Pharmacy in Anaheim with his wife, Michelle, is now one of five hopefuls running against incumbent Rep. Michelle Steel, a Republican who won her second term in last year's midterm elections over Democrat Jay

Chen with 52.4% of the votes.

"My parents were Vietnamese refugees worked hard and sacrificed so that I could realize the American dream," Tran, 42, said in the announcement released by his campaign. "I joined the Army to give back to the country that has given me so much, and every day as a consumer rights attorney, I fight for workers across the 45th District — holding bad actors accountable and ensuring that individuals, not special interests, get the justice they deserve.

"As a proud small business owner of a neighborhood pharmacy, I see the influence of big pharmaceutical companies and the impact their price gouging has on seniors and families in our community. I'm running for Congress because Michelle Steel has time and time again sided with her special interests donors instead of the voters of the 45th District. I'm ready to put people ahead of politics, protect our democracy, and ensure everyone, no matter what neighborhood they come from, has the opportunity to succeed

**Legal Notices** 

**Legal Notices** 

Advertisement of Public Sale

In accordance with the California Self-Service Storage

Facility Act, Alton Self Storage LP, 2215 Alton

Parkway, Irvine, California 92606, will sell by

competitive bid on October 19, 2023. Property to be

sold as follows: Miscellaneous household goods,

personal items, furniture, clothing, and/or business

Purchase must be paid for at time of purchase in cash

only. All purchased items sold as is where is and must

be removed at time of sale. Sale is subject to

cancellation in the event of a settlement between

owner and obligated party. Dated this October 5,

2023, and October 12, 2023. Auction Listed on

NOTICE TO CREDITORS OF BULK SALE

(SEC 6104, 6105 U.C.C.)

Escrow No. **04-48209-AWE** 

Notice is hereby given to creditors of the within

named Seller that a bulk sale is about to be made

of the assets described below. The names and

business addresses of the seller are: RISING SUN

CORPORATION, 14370 CULVER DRIVE, UNIT 2G,

The location in California of the chief executive

As listed by the Seller, all other business names

and addresses used by the seller within three years

before the date such list was sent or delivered to

The name(s) and address of the buyer(s) is/are: **KEI** 

022 LLC, 17011 BEACH BLVD., SUITE 676,

The assets to be sold are described in general as:

ALL FURNITURE, FIXTURES AND EQUIPMENT.

TANGIBLE AND INTANGIBLE ASSETS and are

located at: 14370 CULVER DRIVE, UNIT 2G,

The business name used by the Seller at that

location is : WHEEL OF LIFE VEGETARIAN

The anticipated date of the bulk sale is **OCTOBER** 

30, 2023 at the office of: GRANITE ESCROW &

SETTLEMENT SERVICES, 450 NEWPORT CENTER

DRIVE, SUITE 600, NEWPORT BEACH, CA 92660

The bulk sale is subject to California Uniform

Commercial Code Section 6106.2. The name and

address of the person with whom claims may be

filed is: ARWEN ESTELLE, GRANITE ESCROW &

SETTLEMENT SERVICES, 450 NEWPORT CENTER

DRIVE, SUITE 600, NEWPORT BEACH, CA 92660,

and the last date for filing claims shall be

OCTOBER 27, 2023, which is the business day

BUYER: KEI 022 LLC, A CALIFORNIA LIMITED

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)

Escrow No. CEG111405-BW

NOTICE IS HEREBY GIVEN that a bulk sale is about to

be made. The name(s), business address(es) of the

JE BEAUTE SPA, INC. 180 Newport Center Drive, #200

All other business names and addresses used by the

Sellers within the past three years, as stated by the

The location in California of the Chief Executive

DONGPING HUANG, JULIE PING SHEN And TING XU

The assets being sold are described in general as:

BEAUTY SHOPS and are located at: 180 Newport

The bulk sale is intended to be consummated at the

office of: Central Escrow Group, Inc., 515 West Garvey

Ave., Suite 118, Monterey Park, CA 91754 and the

The bulk sale is subject to California Uniform

The name and address of the person with whom

claims may be filed is: Central Escrow Group, Inc., 515

West Garvey Ave., Suite 118, Monterey Park, CA 91754

and the last date for filing claims by any creditor shall

be 10/27/2023, which is the business day before the

Commercial Code Section 6106.2 YES/NO YES

Center Drive, #200 Newport Beach, CA 92660-6942

The name(s) and address of the Buyer(s) is/are:

storagetreasures.com. Final bid at 12:00 noon

items/fixtures belonging to the following

TENANT NAME SPACE NUMBER

Donna Graham 1224

Amit Sakhrani 2048

Randall Jones 2138

Toby B. Pesce 2276

Ulices Alarcon2532

Jay Engeleiter 2562

Susan Crader 3040

10/5, 10/12/23

CNS-3742577#

IRVINE, CA 92604

the buyer are: **NONE** 

IRVINE, CA 92604

office of the Seller is: **NONE** 

**HUNTINGTON BEACH, CA 92647** 

under Escrow No.: 04-48209-AWE

before the sale date specified above.

1823480-PP DAILY PILOT 10/12/23

Dated: OCTOBER 3, 2023

LIABILITY COMPANY

Newport Beach, CA 92660

Doing Business as: JE PEAUTE

Officer of the Sellers is: NONE

19 Fanpalm, Irvine, CA 92620

anticipated sale date is 10/30/2023

sale date specified above.

Dated: October 3, 2023

S/ DONGPING HUANG

S/ JULIE PING SHEN

CNS-3746652#

**DAILY PILOT** 

Buyer(s):

S/TING XU

10/12/23

Seller(s), are:

Sellers, are: NONE

**DAILY PILOT** 

David O'Connor 3120

Brandi Donoghue 3307

Marcellina Priscilla 3524

Craig Brady 2218

Jonathan Moore2076



is running for California's 45th Congressional District.

DEREK

TRAN, 42,

Courtesy of Derek Tran for Congress

without fear of their freedoms being taken away."

Kim Bernice Nguyen, Cheyenne Hunt, Aditya Pai and Jimmy D. Pham announced their candidacies for the same seat earlier this year.

Hunt, as of the end of June, was leading the

Democratic candidates in funds raised with about \$170,557 reported, compared to the \$2.2 million raised during the same reporting period by Steel's campaign, according to data from the Federal Election Commission. state's 45th Congressional District includes parts of Los Angeles and Orange counties and includes Garden Grove, Westminster, Cerritos, Fountain Valley, Buena Park, Fullerton, Placentia and Brea.

lilly.nguyen@latimes.com Twitter: @lillibirds

Act (B&P Code 21700 ET seq.) The undersigned will

sell at public auction on Wednesday October 25, 2023

at 12:30 pm. Personal property including but not

limited to furniture, clothing, tools and/or other

household items located at: The sale will take place

All sales are subject to prior cancellation. All terms,

rules and regulations are available online at

www.selfstorageauction.com, Dated this October 08.

2023 and October 15, 2023 by Irvine Self Storage,

T.S. No.: 23-9192 Loan No.: \*4768 NOTICE OF

2960 Main St, Irvine, CA, 92614 (949) 851-7900

online at www.selfstorageauction.com.

Alfonso Ramos Santos

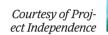
10/12.10/19/23

CNS-3746074#

DAILY PILOT

## **BRENDA EMRICK**, acting emergency

services manager for the city of Costa Mesa, leads a disaster preparedness class for Project Independence clients on Wednesday.



## **PREPARE**

Continued from page A1

about 30 adults living with intellectual disabilities.

Her presentation included advice for assembling emergency home kits, developing a communications plan with a phone list so loved ones can be reached with or without cellphone service and other practical tips for all kinds of predicaments.

For example, a water bottle stored in the freezer might come in handy if an ice pack is needed, while a flashlight can be used as a weapon, tool or to signal others to one's location. To drive the point home, the group played a spirited Pictionary-style game which team members took turns drawing disaster kit

"We're trying to get them to think about simple things, so they'll have those things on hand," Emrick said in an interview after the training. "Preparedness is in the everyday living, not just in a disaster.'

Leaders at Project Independence, which helps adults with developmental disabilities live, work and play as self-sufficiently as possible, requested the training ahead of a nation-wide "Great ShakeOut" earthquake drill and aware-

ness campaign on Oct. 19. It seemed like a fitting time to bolster the message of preparedness among a population that could be particularly vulnerable during a catastrophic event.

"We wanted our clients who live independently or in group homes to be aware of things that could arise when there's an earthquake or disaster," said development director Chad Costello, adding that while Project Independent staff work closely with those they serve, they may not always be around when disaster hits.

"What happens when the staff isn't there? Or when you have a client who lives alone and it's 3 o' clock in the morning?" he posed. "This is why it's important for them to learn

Santa Ana resident Trev-or Kemp said he appreciated Wednesday's refresher course. The 38-year-old has already put together an emergency kit with snacks, water and an extra pair of clothes and has a plan to reach out to his grand-

"I know basically about all the stuff that needs to be done if a disaster happens,'

"Finding resources for community members is what we do as government employees," she added. "If we can get something into their hands and be part of delivering the message, we want to be a part of that."

sara.cardine@latimes.com

## MARKETPLACE

(UCC Sec. 6105)

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address of CORPORATION BY: VIVIAN LEE, C.E.O., 1441 AVOCADO, #101, NEWPORT BEACH, CA 92660

All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), are: NONE

seller is: HILL DRUGS, INC., A CALIFORNIA CORPORATION BY: VIVIAN LEE, C.E.O., 1441 AVOCADO, #101, NEWPORT BEACH, CA 92660 The name(s) and address of the Buyer(s) are: **NEWPORT HILL PHARMACY, INC, A CALIFORNIA** CORPORATION BY: NILOUFAR KHORSHID, C.E.O., 1401 AVOCADO, #104, NEWPORT

STOCK IN TRADE, MATERIAL CONTRACTS, COMPUTER HARDWARE AND SOFTWARE, CUSTOMER AND CLIENT LISTS, PRESCRIPTION FILES AND RECORDS, TELEPHONE NUMBERS AND FAX NUMBERS, SUPPLIES, TRADE NAME, GOODWILL, INTELLECTUAL PROPERTY, WEB SITES, E-MAIL ADDRESSES, DOMAIN NAMES, SOCIAL MEDIA ACCOUNTS, COVENANT NOT TO COMPETE, LEASEHOLD IMPROVEMENTS,

The bulk sale is intended to be consummated at the office of: JEAN ALLEN ESCROW CO, INC, 3341 CERRITOS AVENUE, LOS ALAMITOS, CA 90720 and the anticipated sale date is OCTOBER 30,

claims may be filed is: JEAN ALLEN ESCROW CO, INC, 3341 CERRITOS AVENUE, LOS ALAMITOS, CA 90720. And the last day for filing claims by any creditor shall be OCTOBER 27, 2023 which is the business day before the anticipated sale date

**NEWPORT HILL PHARMACY, INC, A CALIFORNIA CORPORATION**. Buyer(s) ORD-1922173 DAILY PILOT 10/12/23

> BSC 224035 NOTICE OF PETITION TO ADMINISTER ESTATE OF: ANDREW HARDENBROOK

30-2023-01350977-PR-LA-CMC To all heirs, beneficiaries, creditors, contingent

A PETITION FOR PROBATE has been filed by Kelly Ann Brennan in the Superior Court of

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

Nov 29, 2023 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BVLD.

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 (<u>occourts.org</u>) 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

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

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

Attorney for the Petitioner: TIMOTHY CAHILL PICKART, ESQ LAW OFFICE OF TIMOTHY CAHILL PICKART 120 NEWPORT CENTER DRIVE

**Legal Notices Legal Notices** Pursuant to the California Self Service Storage Facility

Escrow No. 16226

BEACH, CA 92660

SIGNS, ETC. and are located at: 1441 AVOCADO,

The bulk sale IS subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom specified above.

**STRUVE** 

California, County of **ORANGE**.

Ann Brennan be appointed as personal representative to administer the estate of the THE PETITION requests authority to administer the

why the court should not grant the authority.

COSTA MESA, CA 92626

person or by your attorney.

the court clerk.

combined with the DAILY PILOT on: 10/5, 10/6 &

#### TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) DATED 12/15/2020. 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, SECURITY AND **FIXTURE** FILING (WITH ASSIGNMENT OF RENTS AND LEASES) 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, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest and late charges thereon, as provided in the note(s), advances, under the terms of the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), 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: Radonix, Inc., a California Corporation Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES, LLC Recorded 12/24/2020 as Instrument No. 2020000764289 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 10/25/2023 at 1:30 PM Place of Sale: At the North front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$2,224,010.54 Property being sold "as is – Where is" Street Address or other common designation of real property: 509 VENTAJA NEWPORT BEACH CA 92660 A.P.N.: 440-281-26 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIESIN ANY MANNER PERMITTED UNDER SECTION 9604 OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARY DESCRIVED IN THE DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND . GUARANTEES. UCC'S. SECURITY AGREEMENTS. 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

(916) 939-0772 or visit this Internet Web site

www.nationwideposting.com, using the file number

assigned to this case 23-9192. 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. Date: 9/25/2023 PRESTIGE

DEFAULT SERVICES, LLC Tina Suihkonen, VP of

Operations and Compliance NPP0441156 To:

NEWPORT HARBOR NEWS PRESS COMBINED WITH

DAILY PILOT 10/05/2023, 10/12/2023, 10/19/2023

essentials.

mother in an emergency. Kemp said after the class.

Emrick said she plans to leave Project Independence staff a copy of her presentation, which can be broken out into smaller sessions and used in future training sessions.

Twitter: @SaraCardine

## **CROSSWORD AND SUDOKU ANSWERS**

	T	Α	U		С	U	L	Р	Α		Α	L	М	S
K	_	L	Ν		Α	S	1	Α	Ν		В	Е	Α	U
1	Ν	Т	0		R	Ε	٧	Τ	Т	Α	L	1	Z	Е
D	Υ	Е		G	0	R	E	D		G	Α	S	Е	S
		R	0	Ţ	L	S			F	Е	Z			
Н	0	Α	X	Е	S			S	I	N	E	W	S	
0	F	Т	E	N		S	W	I	F	Т		R	I	В
R	Α	1	N		Р	L	Е	В	Е		J	0	Е	Υ
Α	G	0		В	Ε	Α	N	S		R	Α	N	G	Е
	Е	N	Ε	R	G	Υ			L	0	D	G	Е	S
			L	0	S			D	Α	Т	Е	D		
R	0	М	Е	0		G	L	Α	R	Е		0	В	T
S	Ν	1	С	Κ	Е	R	I	Ν	G		0	I	L	S
T	Ι	Ν	T		М	1	Ν	С	Е		Α	Z	Α	Т
U	T	Ε	S		U	T	T	Е	R		K	G	В	
5	5	7		1	4	Ļ	8	4	3	2		9	(	6

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

## To place an ad, go to http://timescommunityadvertising.com/ **Notice of Public Sale**

NOTICE TO CREDITORS OF BULK SALE

the Seller are: HILL DRUGS, INC., A CALIFORNIA Doing Business as: HILL PHARMACY

The location of the chief executive office of the

The assets being sold are generally described as: INVENTORY, FURNITURE, FIXTURES, TRADE FIXTURES, EQUIPMENT, CONTRACT RIGHTS,

#101, NEWPORT BEACH, CA 92660

Dated: AUGUST 9, 2023

creditors, and persons who may otherwise be interested in the will or estate, or both, of: ANDREW HARDENBROOK STRUVE.

THE PETITION FOR PROBATE requests that Kelly

A HEARING on the petition will be held on

hearing.

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

NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS **Legal Notices** 

# 

**Legal Notices** 

**Legal Notices** 

**Legal Notices** 

**Legal Notices** 

APN: 938-37-148 TS No.: 23-05760CA TSG Order No.: 230148498-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 6, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded January 30, 2006 as Document No.: 2006000067065 of Official Records in the office of the Recorder of Orange County, California, executed by: Warren U Wong, an unmarried person, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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). All right, title and interest conveyed to and

now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed Sale Date: October 30, 2023 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at Civic Center Drive West, Santa Ana, CA 92701 CALIFORNIA NEVADA OREGON WASHINGTON 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 P: (833) 290-7452 | F: (562) 983-5379 address and other common designation, if any, of the real property described above is purported to be: 21 Ardmore, Irvine, CA 92602. The undersigned Trustee disclaims any liability for any incorrectness the street address and designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$190,773.36 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 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 whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for regarding the sale of this property, using the file number assigned to this case, T.S.# 23-05760CA. 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 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 23-05760CA to find the date on CALIFORNIA NEVADA OREGON WASHINGTON 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 P:

## **CLASSIFIED**

(833) 290-7452 | F: (562) 983-5379

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.

If the Trustee is unable to convey title for any

reason, the successful bidder's sole and exclusive

remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no

further recourse. For Trustee Sale Information Log

On To: www.nationwideposting.com or Call: (916) Dated: September 21, 2023 By: Carlos

Services, LLC 301 E. Ocean Blvd., Suite 1720 Long

Beach, CA 90802 (833) 290-7452 NPP0441002 To:

NEWPORT HARBOR NEWS PRESS COMBINED WITH

DAILY PILOT 10/05/2023, 10/12/2023, 10/19/2023

Foreclosure Associate Affinia Default

939-0772.

Ouezada

It's the solution you're searching for-whether you're seeking a home, apartment, pet or new occupation!

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN R. ORTIZ 30-2023-01352089-PR-LA-CMC

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

A PETITION FOR PROBATE has been filed by DUSTIN JOE PESQUERA in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that

**DUSTIN JOE PESQUERA** be appointed as personal representative to administer the estate of the

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority

A HEARING on the petition will be held on Nov 29, 2023 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your

hearing.

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

IF YOU 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

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: STEPHEN ROCHFORD ROCHFORD LAW GROUP 1 PARK PLAZA, STE 600 IRVINE, CA 92614

the HUNTINGTON BEACH INDEPENDENT on: 10/12, 10/19 & 10/26/2023

> BSC 224058 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Chris Todero, aka Christopher Alexander Todero,

aka Christopher A. Todero,

aka Chris A. Todero 30-2023-01317838-PR-LA-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Chris** Todero, aka Christopher Alexander Todero, aka

Christopher A. Todero, aka Chris A. Todero. A PETITION FOR PROBATE has been filed by Linda Todero in the Superior Court of California,

County of **ORANGE**. THE PETITION FOR PROBATE requests that Linda Todero be appointed as personal representative to

administer the estate of the decedent

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on Dec 07, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your

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

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: JONATHAN D. PRIMUTH, ESQ LAGERLOF, LLP 155 NORTH LAKE AVE., 11TH FLOOR

PASADENA, CA 91101 HUNTINGTON BEACH Published in the

INDEPENDENT on: 10/12, 10/19 & 10/26/2023

**FIND** 

an apartment

through classified!

TO ADMINISTER ESTATE OF: **ROBERT E. CAMPBELL** 30-2023-01352169-PR-PW-CMC

BSC 224052 NOTICE OF PETITION

**Legal Notices** 

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

A PETITION FOR PROBATE has been filed by Daniel L. Campbell and Robert A. Campbell in Superior Court of California, County of **ORANGE** 

THE PETITION FOR PROBATE requests that Daniel L. Campbell and Robert A. Campbell 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 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

Nov 30, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your

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 ater 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 alifornia 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

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: SARAH A. KIRLAND, ESQ. SARAH A. KIRLAND, ESQ., INC. APC 5120 Campus Drive, Suite 150 Newport Beach, CA 92660 Published in the ORANGE COAST DAILY PILOT on: 10/12, 10/13 & 10/19/2023

#### BSC 224033 NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT A. COVENEY, aka ROBERT COVENEY 30-2023-01351336-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: **ROBERT A. COVENEY, aka ROBERT COVENEY.** A PETITION FOR PROBATE has been filed by

**CATHY L. EUSEY** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that

CATHY L. EUSEY be appointed as personal representative to administer the estate of the

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

Nov 30, 2023 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (<u>occourts.org</u>) 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

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: MARC H. RICHARDS, ESQ MARC H. RICHARDS LAW, APC 7755 CENTER AVE., STE 1100 HUNTINGTON BEACH, CA 92647 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 10/5, 10/6 &

10/12/2023

## Man convicted of 3 rapes, sex assault on teen

### **BY PAUL ANDERSON**

A 46-year-old man was convicted last week of raping a teen in Santa Ana and a volleyball player visiting from Japan in Newport Beach in addition to sexually assaulting a 13-year-old girl.

Luis Arturo Gonzalez Monroy was convicted of three counts of rape, one count of sexual penetration by a foreign object and two counts of lewd or lascivious acts with a minor younger than 14, all felonies.

Sentencing was set for Dec. 8.

One of the accusers testified she was 17 when the defendant raped her in his van on Dec. 30, 2020.

The victim said she was staying with her mother in Buena Park on winter break from high school when she went out to meet some friends. She said her friends would sometimes use her phone, and they apparently had been texting with the defendant, who they had met previously. But that night was the "first time I had seen him," she testified.

Gonzalez went to a convenience store with the teens and bought alcohol for them, she testified. She said she got "tipsy" in his van as they drove around.

Meanwhile, her mother kept calling her, reminding her of an 11 p.m. curfew, she said.

"She was getting upset," the accuser testified. "I told my friends I had to leave." The victim asked her

mother if her male friend, who had just turned 18, could stay with them that night, but her mother said no, so Gonzalez dropped off all of her friends, leaving the teen alone with him, she testified. "I was trying to keep my

eyes open," she said, adding she hadn't eaten all day so she felt weak and tired. On the way to her moth-

er's apartment, he said he had to stop somewhere to relieve himself so he stopped in what appeared to be an industrial neighborhood without anyone around, she testified. Then he came back into the van and climbed on top of her, she testified. "I told him no, I didn't

want it," she testified. "I was in shock, and I didn't know that was going to happen to me."

The defendant pulled down her pants and raped her, she testified.

"I tried to push him away, but I couldn't," she testified. "His whole weight was on me and I felt weak. ... I didn't eat all day."

Gonzalez later dropped the victim off a couple of blocks away from her mother's apartment, she testified.

"I walked home, crying," she testified.

Deputy Dist. Atty. Shane McDonough told jurors in his opening statement of the trial last month that the defendant also twice raped a 26-year-old volleyball player visiting Irvine from Japan on Aug. 9, 2017.

The victim was at a bank in Irvine trying to order an Uber ride, but she could get cell service, McDonough said. The defendant offered her a ride, he said.

The defendant took her to Newport Beach, where he raped her on a trail and then took her to Echo Park and Universal Studios before driving back to Orange County and sexually assaulting her again before taking her home, McDonough said.

She reported it so it wouldn't happen again," the prosecutor said.

The defendant's DNA was found inside both victims, the prosecutor said. Gonzalez was also accused of twice touching a 13-yearold girl who was the daughter of his girlfriend while driving her home school in June 2014. McDonough said. Both times the girl told him "no" when he touched her leg and he stopped, the prosecutor said.

Another woman said she was 19 in 2012 when the defendant groped her at a 24 Hour Fitness in Costa Mesa, McDonough said. The defendant is not charged in that allegation, but the woman testified as part of evidence to help establish a pattern of behavior, the prosecutor said.

The defendant's attorney, Jason Phlaum of the Alternate Defender's Office, said his client occasionally lived out of vehicles he owned to save money for his children. He worked as a "street mechanic," the attorney said.

The defense attorney characterized the day spent with the Japanese volleyball player as a "long date." He said the accuser's phone contained hundreds of photos she took documenting where they went, including photos of Newport Beach and the Los Angeles skyline.

"These photos do not point to a rape," Phlaum said. "She said he never threatened or menaced her at any time."

McDonough said the accuser was frightened and took the photos to go along with the defendant.

The 17-year-old accuser "had a history of erratic behavior," Phlaum said, adding she had substance abuse issues and would run away from home.

Phlaum also accused the teen of at times making "outlandish allegations" at

She would experience "hallucinations" and "paranoid thinking," and her medication "didn't work well when she mixed it with street drugs," Phlaum said. As for the 13-year-old

girl, Phlaum said the alleged victim and her older sister did not like the defendant and wanted their mother to get back with their father. The girl reported the inappropriate touching after a stay with her father, Phlaum said.

dailypilot@latimes.com Twitter: @TheDailyPilot

## Daily Pilot

A Times Community News publication.

## **CONTACT US**

**Carol Cormaci Executive Editor** carol.cormaci@latimes.com andrew.turner@latimes.com

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

10540 Talbert Ave., Suite 300 West, Fountain Valley, CA 92708

Reporters: Sara Cardine. Costa Mesa sara.cardine@latimes.com Lilly Nguyen,

Newport Beach lilly.nguyen@latimes.com **Matt Szabo**, Huntington **Beach and Sports** 

matthew.szabo@latimes.com

Andrew Turner, Laguna **Beach and Sports** 

Sarah Mosqueda, TimesOC sarah.mosqueda @latimes.com

Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

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

Orange County. © 2023 Times Community News.

All rights reserved.

## ARKET

http://timescommunityadvertising.com/

To place an ad, go to

ANNOUNCEMENTS /ENTERTAINMENT 500

General Announcements

Claudia Garcia and Mark Rocchio intend to marry in Guatemala before 12/31/23.

**EMPLOYMENT** 1500-

**Employment** 

Senior QA Engineer sought by UVNV Inc. dba Ultra Mobile in Costa Mesa, CA for end-to-end QA of all products, servic-es, apps, & website for Ul-tra Mobile & Mint Mobile. Req.: BS or for equiv + 6 yr. exp. Telecommuting Permitted. Salary Offered: \$118,123/yr - \$146,068/yr. Resumes to: Rosa Corral, HR Generalist, rcorral@ultra.me REF: AR-23.

Data Migration Software Engineer with Confie Administrative Services, Administrative Services, Inc. (Huntington Beach, CA) – Design, coordinate, & implement the compa-ny's data migration projects, applying knowledge of database manage-ment systems. Requires education & experience Remote work available. Offered Wage: \$123,198 - \$184,600 per year. For full details, all req & how to apply, visit: bit.ly/co042 Employment

enior Software Engineer Design & implement test-Design & Implement test-ing strategy, architecture, & technology for our Ad-vanced Analytics cloud products. Req. Bach. in Comp.Science, Comp. Engineer., or rel. field or foreign equiv. & 5 yrs exp in inh or 5 yrs exp as Softforeign equiv. & 5 yrs exp in job or 5 yrs exp as Soft-ware Engr., Engr., Mgr., or in software dev., or rel. oc-cup. Any suitable combo of educ, training &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$168,312/yr to \$201,800/ yr. Mail your resume indiyr. Mail your resume indicating job title to Alteryx, Inc. Attn: HRTR(Sr. Soft-ware Engineer), 17200 Laguna Canyon Road, Irvine, California 92618.

> GOOD JOBS, RELIABLE SERVICES, INTERESTING THINGS TO BUY. *IT'SALL* HERE *EVERYDAY* CLASSIFIED!

(714) 966-4600

**LEGAL NOTICE** 

NOTICE OF PUBLIC HEARING

Design Review Board / Board of Adjustment

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651 Virtual Zoom Link DRB: <a href="https://lagunabeachcity.zoom.us/j/96967550268">https://lagunabeachcity.zoom.us/j/96967550268</a> Pywd=U0RqWGhLWWZtZXXXWVItSU1Pb3kwZz09 Virtual Phone No. DRB: (669) 900-9128/IDNO. 969 6755 0268 Thursday, October 26, 2023 at 5:00 PM The CITY

**FIND** 

apartment through classified

CLASSIFIED

lt's the solution you're searching for-whether you're seeking a home, apartment, pet or new occupation!

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. NB-L-11095-23

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller are: FOOD & HARMONY CORP., 1003 GROVE PL, COSTA MESA, CA 92627

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: MO.MI.MEI, LLC, 1357 SUSSEX LN., NEWPORT BEACH, CA 92660

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD LEASEHOLD IMPROVEMENTS. GOODWILL. TRADE NAME of that certain business located at: 1170 BAKER STREET, #G2, COSTA MESA, CA

(6) The business name used by the seller(s) at said location is: NOURISH

(7) The anticipated date of the bulk sale is OCTOBER 30, 2023 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-11095-23, Escrow Officer: LISA EVANS

(8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: OCTOBER 27,

(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: **NONE**. Dated: OCTOBER 3, 2023

TRANSFEREES: MO.MI.MEI, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ORD-1925108 DAILY PILOT 10/12/23

> **NOTICE TO CREDITORS OF BULK SALE** (Sec. 6101-6111 UCC) Escrow No. 107-042253

Notice is hereby given that a Bulk Sale is about to be made. The name(s), and business address(es) to the seller(s) are: Simply Sweet Cakery, Inc., 2930 Grace Lane, Ste F, Costa Mesa, CA 92626

Doing Business as: Simpy Sweet Cakery

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: None

The location in California of the chief executive office of the seller is: Same as above

The name(s) and business address of the Buyer(s) is/are: Peony Holdings LLC, 168 Chorus, Irvine, CA

The assets to be sold are described in general as: the trade name of the business, furniture, fixtures and equipment, inventory of stock, leasehold interest, leasehold improvements, goodwill and covenant not to compete

and are located at: 2930 Grace Lane, Ste F, Costa Mesa, CA 92626

The Bulk Sale is intended to be consummated at the office of: The Heritage Escrow Company, 2550 Fifth Avenue, Suite 800, San Diego CA 92103 and the anticipated date of sale/transfer is 10/30/23, pursuant to Division 6 of the California Code. This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: The Heritage Escrow Company, 2550 Fifth Avenue, Suite 800, San Diego CA 92103, Escrow No. 107-042253, Escrow Officer: Christopher Portillo and the last date for filing claims shall be 10/27/23, which is the business day before the sale date specified above.

Peony Holdings LLC, a California limited liabilty company

By: The Huong Pham Separate Property Trust UDT November 13, 2019

By: /s/ Huong Do Diem Pham

Title: Trustee 10/12/23 CNS-3746358# DAILY PILOT

2651 Virtual Zoom Link DRB: https://lagunabeachcity.zoom.us/196967550268
27md=U0RqWGhLWWZiZXRXWVItSUIPb3kwZz09 Virtual Phone No. DRB:
(669)909-128/IDNO, 96967550268 Thursday, October 26, 2023 at 5:00 PM The CITY
OF LAGUNABEACH will hold a public hearing on the request below. You may participate virtually on Zoom. Case No.: Design Review 2023-1565, Variance 2023-1569 Address:
2095 Temple Hills Drive | APN: 641-163-43 Applicant: Rory Foubister, Architect 949-436-2286, port/@foubisterarchitects.com Property Owner: Chris Dornin Application Filing Date: July 24, 2023 PROJECT DESCRIPTION: The applicant requests design review for modifications to a prior approval in the R/HP (Residential/Hillside Protection) zone. Modifications include an addition at the lowest level, driveway grading modifications, pool expansion, and landscaping. A Variance is required to exceed the maximum building height in the R/HP zone. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City's website the Saturday before the public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) and at the Community Development Department public counter during the following hours: Monday – Fridays: 7:30am – 3:00pm, closed alternating Fridays.

Pursuant to Laguna Beach Municipal Code Sections 12,14.040(d) and 12,16.080(e), landscaping previously approved through the design review process with established height limits Need Transportation? Looking for a car? Look in the Classifieds!

**LEGAL NOTICE** 

NOTICE TO CONTRACTORS CALLING FOR BIDS **COAST COMMUNITY COLLEGE DISTRICT** 

NOTICE IS HEREBY GIVEN that the Coast Community College District ("DISTRICT"), acting by and through its Board of Trustees, will receive sealed bids for the award of a contract for the following named Project. Bids will be received up until, but not later than, the bid deadline listed below.

Project Name: Bid Number: Advertisement: Pre-Bid RFI Deadline: Bid Deadline:

**Orange Coast College LLSS Plaster Wall Coasting** Bid #2193 10/5/23 & 10/12/23 10/19/23, 12:00 P.M. 10/26/23 Prior to 2:00 P.M.

A MANDATORY pre-bid job-walk will be held at 9:00 A.M., October 13, 2023, OCC Literature & Languages, Social & Behavioral Sciences building. 2701 Fairview Rd, Costa Mesa, CA 92626.

Place of Bid Receipt: All bids shall be submitted electronically via the PlanetBids Vendor portal located on the  $District\ Website\ (\underline{https://pbsystem.planetbids.com/portal/36722/bo/bo-detail/110325}\ ),\ including\ the\ forms$ furnished by the District, prior to the bid closing date and time, and results will be available immediately upon the close of bids. Incomplete, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness.

Project Description: Sealant and elastomeric paint on the existing Literature & Languages, Social & Behavioral Sciences building. The existing building is three stories with approximately 115,000 square feet of smooth coat, integral color acrylic plaster. The project will take place in (2) phases. Phase I is indicated as "Field Test" in the attachment "Phase I Wall Coating" as shown in sheets A0-2, A4-1, A4-2, A4-3, and A4-5. Phase II includes all remaining areas.

It is anticipated that the project construction Phase I will commence on Dec 4, 2023, and be complete by January 10, 2024. Phase II will commence on May 28, 2024, and be complete by September 6, 2024.

Each bidder shall be a licensed contractor pursuant to Business and Professions Code Section 7028.15 and Public Contract Code Section 3300. The District requires that the bidder possess at the time of bid, and maintain throughout the duration of the Agreement, the following license classification(s):

**Bid Package Trade** License **Engineer's Estimate** Wall Coating C-33 or B \$2,660,000

<u>DIR Registration.</u> Each bidder submitting a proposal to complete the work, labor, material, and/or services ("Work") subject to this procurement must be a Department of Industrial Relations ("DIR") registered contractor pursuant to Labor Code Section 1725.5. A bidder who is not a DIR-registered contractor when submitting a proposal for the Work is deemed "not qualified" and the proposal of such a Bidder will be rejected for non-responsiveness. Pursuant to Labor Code Section 1725.5, all subcontractors identified in a Bidder's subcontractors' list shall be DIR-registered contractors as well.

<u>Prevailing Wage Rate ("PWR") Monitoring and Enforcement.</u> The Work is subject to payment of the PWR. The Contractor and all Subcontractors of every tier shall pay laborers performing any portion of the Work not less than the PWR established for the labor provided. Pursuant to Labor Code Section 1771.4(a)(4), PWR monitoring, and enforcement shall be by the DIR.

More information regarding this project can be found on the PlanetBids Vendor portal listed above. Further inquiries should be directed to the District's Purchasing Department at purchasing@cccd.edu.

Published in the Daily Pilot on: October 5, 2023 & October 12, 2023

Notice is hereby given that on October 31, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

2950 Bear St Costa Mesa CA 92626 12:00 PM

Jesse Raffensderger Boxes, bags, totes, entertainment stand

The auction will be listed and advertised on

www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

CNS-3746634#

**DAILY PILOT** 

10/12, 10/19/23 NOTICE OF TRUSTEE'S SALE TS No. CA-22-949195-SH Order No.: 220659736-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/9/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE, IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RESMAC, INC, A FLORIDA CORPORATION Recorded: 12/13/2021 as Instrument No. 2021000746715 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 11/13/2023 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$2,071,796.36 The purported property address is: 32 Belcourt Dr., Newport Beach, CA 92660 Assessor's Parcel No.: 939-63-087 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-949195-SH. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-949195-SH to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT**: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been

discharged through bankruptcy, you may have been

released of personal liability for this loan in which

case this letter is intended to exercise the note

holders right's against the real property only. Date:

QUALITY LOAN SERVICE CORPORATION 2763

Camino Del Rio S San Diego, CA 92108 619-645-

7711 For NON SALE information only Sale Line:

http://www.qualityloan.com Reinstatement Line:

(866) 645-7711 Ext 5318 QUALITY LOAN SERVICE

CORPORATION . TS No.: CA-22-949195-SH IDSPub

#0188317 9/28/2023 10/5/2023 10/12/2023

Login

NPP0441102 To: NEWPORT HARBOR NEWS PRESS

COMBINED WITH DAILY PILOT 10/05/2023,

10/12/2023. 10/19/2023

Or

916-939-0772

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart - 2892 Kelvin Ave Irvine, CA 92614 to satisfy a lien on October 25th, 2023 at approx. 1:00 pm at www.storagetreasures.com: Josh Corona, Allan Delacruz, Kevin Gomez

CNS-3743842# **DAILY PILOT** 

10/5, 10/12/23 TS No: CA08000582-23-1 APN: 932-02-205 TO No: 230213043-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 22, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 1, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 1, 2005 as Instrument No. 2005000154526, of official records in the Office of the Recorder of Orange County, California, executed by BIMAL PATEL, AND PARUL PATEL, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICA'S WHOLESALE LENDER as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 28 REMINGTON, IRVINE, CA 92620 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$178,219.09 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder'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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com information regarding the sale of this property, using the file number assigned to this case, CA08000582-23-1. Information postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000582-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 22, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000582-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772

**A8** 

#### **UNITED SOCCER LEAGUE**

## **Orange County SC shuts out San Antonio FC**

#### BY ANDREW TURNER

IRVINE — Orange County Soccer Club is headed back to the playoffs with momentum and the home crowd behind it, a familiar refrain for those dreaming of a repeat of its United Soccer League Championship title season of two years ago.

Milan Iloski's first-half goal stood up for a 1-0 win over San Antonio FC in the home finale, before a sellout crowd of 5,500 on Saturday at Championship Soccer Stadium.

A short while after the final whistle, Orange County (16-11-6, 54 points) learned that it would have the chance to play in front of its fans again this season, New Mexico United's 2-1 win over Phoenix Rising assuring the Irvine-based club a home game in the first round of the playoffs.

That match is tentatively scheduled for Oct. 21 at 7:30 p.m., per an announcement made at the stadium following Saturday night's match.

"We get a home game now," Iloski said. "I think it was official tonight, so we're dreaming about winning each game, going game by game, and making a run at the championship again. We already have one title as a club, so we'd love to add another. We're going to fight every day, especially in the matches, to give ourselves the best chance."

A mid-season coaching change was a precursor to



James Carbone

**ORANGE COUNTY** SC's Milan Iloski (7) dribbles past San Antonio defenders at Championship Soccer Stadium at Great Park in Irvine on Saturday.

Orange County's last postseason appearance, when Richard Chaplow took the reins for Braeden Cloutier. Orange County is now headed by Morten Karlsen, the change being made after the club managed one win in its first eight games.

"He's done brilliant," midfielder Kevin Partida said of Karlsen. "When you look at the table and where we are now, where we came from. ... I think you can see the personality of the team under him when you watch our matches. It's a team that's hard-working and confident on the ball."

Orange County fought back against a San Antonio (14-6-13, 55 points) side that had beaten it 4-0 on the road two weeks prior. The sequel was a contentious affair, featuring nine cards, including a red card against forward Marc McNulty that had the hosts playing a man down 10 minutes into the second half.

"It was a very, very intense game," Karlsen said. "Obviously, we had to ad-

just, also, being a man down. I think today, for us, was about after losing the first game down there, we got absolutely bullied, and I think we manned ourselves up for the challenge today, matched their intensity.

Iloski, who got four cracks at goal, finally broke through in the 44th min-

ute. He was played into the box by midfielder Kyle Scott, ripping a low shot inside the left post for his team-leading 15th goal of the season.

"I felt the pressure coming on my hip," Iloski said. "All night, they're always so close to me, and anytime I touch the ball, they're trying to kick me anytime they can. I kind of used that against them. I knew I was in the box, so he really couldn't touch me, otherwise it would have been a [penalty kick].

"I just kind of felt his momentum and put the ball around him. From there, it was a pretty easy finish, to be honest, because the goalie's blinded and anything low and on target is probably going to go in."

San Antonio threatened to equalize in stoppage time, Tani Oluwaseyi lobbing a bid off the crossbar before it was played out by Andrew Fox. Goalkeeper Colin Shutler had to react quickly when the clearance was played back toward goal, making a lunging save to preserve the three points.

"Foxy being on the line there, he really saved my butt," Shutler said. "My heart dropped, and when he saved me and just put me back into a position where I could help my team out again, thankfully I got in the right spot, and I was able to save that last effort for them."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

# Eos Angeles Times FIRE ROUNDTABLE

## The year's most acclaimed talent, unscripted.

Go beyond the red carpet talking points and see the awards season's most talked-about talent open up in The Envelope Roundtable.



Watch the whole series.
Scan the QR code or visit
latimes.com/roundtables



## **HIGH SCHOOL FOOTBALL**

# Explosive Los Alamitos too much for Newport Harbor

## BY ANDREW TURNER

A track meet broke out on Friday night, and within moments, the Los Alamitos High football team was off to the races at Boswell Field.

Isaiah Rubin returned an interception on the first series, an early indicator of the quick-strike ability of Newport Harbor's hosts in the only battle of unbeatens in the Sunset League in its second week of competition on the gridiron.

The seemingly limitless big-play potential of the Griffins proved too much to handle, as Los Alamitos blew out Newport Harbor 62-14 on the campus of Westminster High.

Los Alamitos (5-2, 2-0) produced more than 600 yards of total offense in a statement win, one that left the Griffins and Edison (4-3, 2-0) as the last of the undefeated teams in the Sunset League. The sides meet in the regular season finale on Oct. 27.

Anthony League rushed for 147 yards and two touchdowns, Lenny Ibarra turned 11 carries into 134 yards and another score, and quarterback Alonzo Esparza accounted for three total touchdowns for the Griffins.

"If we're moving really quick and we're moving efficient, that means we're doing good," said Esparza, who threw his two touchdown passes to Carson Clark and Davon Mitchell.

The defensive touchdown from Rubin was answered on the third drive for Newport Harbor (3-4, 1-1). It ended with a passing touchdown from Jaden O'Neal to Cade Fegel, who tapped his toe down in the left corner of the end zone.

An unrelenting Los Alamitos offense took over from there, scoring touchdowns on five consecutive drives to close out the first half with a 42-14 lead.

Los Alamitos produced six sacks on defense, including 2½ sacks from defensive end Pearson Sapiga. Nose



Photos by Don Leach | Staff Photographer

**NEWPORT HARBOR'S** Jaden O'Neal (1) can't escape the grasp of Los Alamitos defender Ivrick Carrigan (26), who brings him down during a Sunset League football game.



NEWPORT HARBOR'S Jacob Carlon (10) and Tanner Muir bring down Los Alamitos' Alonzo Esparza (12)

during the

game on

Friday.

guard Manoah Faupusa, who stands 6-foot-2 and 310 pounds, had a solo sack and was brought in for a goalline touchdown run in the second quarter.

"We want to take [the] Sunset [League], and we definitely will this year," Sapiga said.

O'Neal, who transferred from Los Alamitos to Newport Harbor, showed remarkable chemistry with Jordan Anderson, despite the result. The duo connected seven times for 160 yards and a touchdown, including two deep balls that went for 54 and 52 yards.

"He's a really explosive player, able to get off the ball and make a couple moves, get a defender off of him," Anderson said. "I feel like with his speed and explosive power, I don't think that I can really overthrow him." Newport Harbor travels to take on Edison on Thursday, before closing out the season against Corona del Mar and Fountain Valley.

"There is a lot of valuable lessons to be learned from this game," Newport Harbor coach Peter Lofthouse said. "I felt like our kids played hard the entire time. They never really gave up or truly quit. There were good things in the first half we really saw out of our defense, trying to get some stops at times.

"I think offensively, we're going to see things that we missed that we could have been better at, and we just got to get back to practice next week and fix that because we got Edison. You go Edison and then CdM, and the league's not forgiving."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN