

# Daily Pilot

THURSDAY, AUGUST 31, 2023 // dailypilot.com



Photos by Don Leach | Staff Photographer

MEMBERS OF THE cheer squad greet students as they walk to class on the first day of the 2023-24 school year at Fountain Valley High.

## Students 'starting to rally' as school year gets started

BY MATT SZABO

Students arriving to Fountain Valley High School on Wednesday morning had plenty of people to greet them.

Fountain Valley Principal Paul Lopez and Athletic Director Roger Holmes stood on the sidewalk welcoming them back, as did Huntington Beach Union High School District Di-

rector of Student Services Courtney Robinson.

As the students turned toward campus, a giant balloon arch and cheerleaders welcomed the Barons back for the 2023-24 school year.

"Our kids are starting to rally and come

back a little bit," Lopez said. "We're trying to do a lot of work on school culture, not only with students but with our staff, too. I think that makes a huge difference in how a school operates."

See *School*, page A2

**STUDENTS FIND** their class on the first day of school at Fountain Valley High on Wednesday.



## Volunteer effort fills teeth – and gaps in healthcare access

BY SARA CARDINE

Costa Mesa dentist Clint Walker recently gave a group of area residents reasons to smile, providing free crowns, fillings and other needed procedures in a daylong event designed to improve oral health and access to dental care.

The practitioner on Aug. 19 was joined by four dental assistants and three office workers, who volunteered their time for Smile

Generation Serve Day, a nationwide event that funds dental work for those who don't have insurance or who cannot afford it.

On a single Saturday, the team at 17th Street Modern Dentistry provided \$35,000 worth of work for seven individuals.

The effort is a collaboration of two enterprises that work with dentists and patients nationwide.

See *Teeth*, page A3

**COSTA MESA** dentist Dr. Clint Walker provides free treatment during Smile Generation Serve Day.

Courtesy of 17th Street Modern Dentistry



**UNION SOLDIERS** fire off a volley of shots toward the Rebel soldiers at the Civil War Days in 2019.

File Photo

## Battle reenactments to return as Civil War Days marks its 30th year

BY MATT SZABO

President Abraham Lincoln's famous Gettysburg Address began, "Four score and seven years ago."

The Huntington Beach event that portrays that time in American history is now firmly halfway between its first and second

score.

Huntington Beach Civil War Days, which will take over Central Park this weekend, turns 30 this year.

The free-to-the-public living history event, put on by the Huntington Beach Historical Society, is the largest Civil War Reenactment in Southern Califor-

nia. Participants are getting their muskets ready for action.

"It's come a long way," said Darrell Rivers, Historical Society vice-president. "It began behind the Newland House in Bartlett Park. It had one cannon and maybe 50 guys and a horse. And

See *History*, page A3

## Gateway Park project checked off list

Newport Beach council confirms completion, OKs contracts for Ford Road pump update, streetlight inspections.

BY LILLY NGUYEN

Work on Gateway Park is officially completed.

The park, created in 1999 after Lido Isle residents Helen Japenga, Gail Rosenstein and Jim Thomson raised \$217,000 to buy a former gas station and turn it in to a "gateway" into the Balboa Peninsula, had long needed updates in its landscaping and lighting.

Construction started in April, after city officials approved a \$540,233 contract in January. The cost went over by 5.4%, or \$29,049, bringing the total to \$569,283. Old vegetation was replaced with new palm trees, ground cover and accent plants in addition to new lighting and signage. A previously closed pathway between Newport Boulevard and the Lido Marina Village was repaved and opened.

The rehabilitation was substantially completed in early July, and the Newport Beach City Council approved a notice of completion on the contract at its regular meeting on Aug. 22.

During the same meeting the City Council also approved other contracts for projects, including improvements at the Ford Road Wastewater Pump Station and

See *Gateway*, page A4

### ALSO FROM THE DAILY PILOT:



James Carbone

**FOUNTAIN VALLEY GIRLS' VOLLEYBALL SWEEPS OCEAN VIEW** PAGE A5

**LAGUNA BEACH'S BLAIR CONKLIN WINS THE VIC SKIMBOARDING CONTEST** PAGE A5

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THE  
FENIANS



WED, SEP 20  
PHANTOM  
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THU, SEP 21  
KEIKO  
MATSUI

- 9/1 GILBY CLARKE AND THE KEEF RICHARDS / ENUFF Z'NUFF
- 9/2 THE PETTY BREAKERS (TOM PETTY TRIBUTE)
- 9/8 YACHTY BY NATURE AMERICA'S SMOOTHEST YACHT ROCK BAND
- 9/13 SAMANTHA FISH / ERIC JOHANSON
- 9/14 THE MAN IN BLACK (JOHNNY CASH TRIBUTE)
- 9/15 DON McLEAN
- 9/16 THE FENIANS - HALF WAY TO ST. PATRICK'S DAY
- 9/17 BENISE: FIESTA!
- 9/20 PHANTOM PLANET / RANGLIFE
- 9/21 KEIKO MATSUI
- 9/22 AL STEWART / THE EMPTY POCKETS
- 9/23 BEATLES VS STONES - A MUSICAL SHOWDOWN
- 9/24 MOLLY HATCHET
- 9/25 DAVE MASON
- 9/28 KOFI BAKER'S CREAM FAITH
- 9/29 JOHN WAITE
- 9/30 GARRISON KEILLOR TONIGHT
- 10/5 GEOFF TATE / IVORY LAKE / PLUS SPECIAL GUEST MARK DALY & THE RAVENS
- 10/6 BULLETTYOYS WITH SPECIAL GUESTS XYZ
- 10/7 RONDSTADT REVIVAL (LINDA RONDSTADT TRIBUTE)
- 10/8 LOUIE CRUZ BELTRAN
- 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
- 10/22 MIKE PETERS PRESENTS THE ALARM ACOUSTIC
- 10/25 CHRISTOPHER CROSS
- 10/27 PIANO MEN (BILLY JOEL AND ELTON JOHN TRIBUTE)
- 10/29 MARTIN SEXTON
- 10/31 OINGO BOINGO FORMER MEMBERS
- 11/1 RIDERS IN THE SKY (ACOUSTIC WESTERN COWBOY MUSIC AND HUMOR)



SUN, SEP 24  
MOLLY  
HATCHET



MON, SEP 25  
DAVE  
MASON



SAT, SEP 30  
GARRISON  
KEILLOR



THU, OCT 5  
GEOFF  
TATE

- 11/2 ZEBRA
- 11/3 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
- 11/4 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
- 11/5 BEN OTTEWELL / IAN BALL
- 11/8 RODNEY CROWELL
- 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)
- 11/18 ABBAFAB (ABBA TRIBUTE)
- 11/19 COCO MONTOYA
- 11/22 QRST (QUEEN/RUSH/STYX 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
- 12/2 LEE ROCKER OF THE STRAY CATS
- 12/8 GENE LOVES JEZEBEL / BOW WOW WOW
- 12/16 GARY HOEY'S ROCKIN HOLIDAY SHOW
- 12/22 AMBROSIA: A VERY SPECIAL HOLIDAY SHOW
- 1/5 QUEEN NATION (QUEEN TRIBUTE)
- 1/6 QUEEN NATION (QUEEN TRIBUTE)
- 1/12 TOMMY CASTRO
- 2/14 OTTMAR LIEBERT & LUNA NEGRA
- 4/5 ULI JON ROTH - INTERSTELLAR SKY GUITAR TOUR
- 4/14 THE FABULOUS THUNDERBIRDS



FRI, OCT 6  
BULLET  
BOYS



SUN, OCT 8  
LOUIE CRUZ  
BELTRAN



THU, OCT 19  
PAT  
TRAVERS



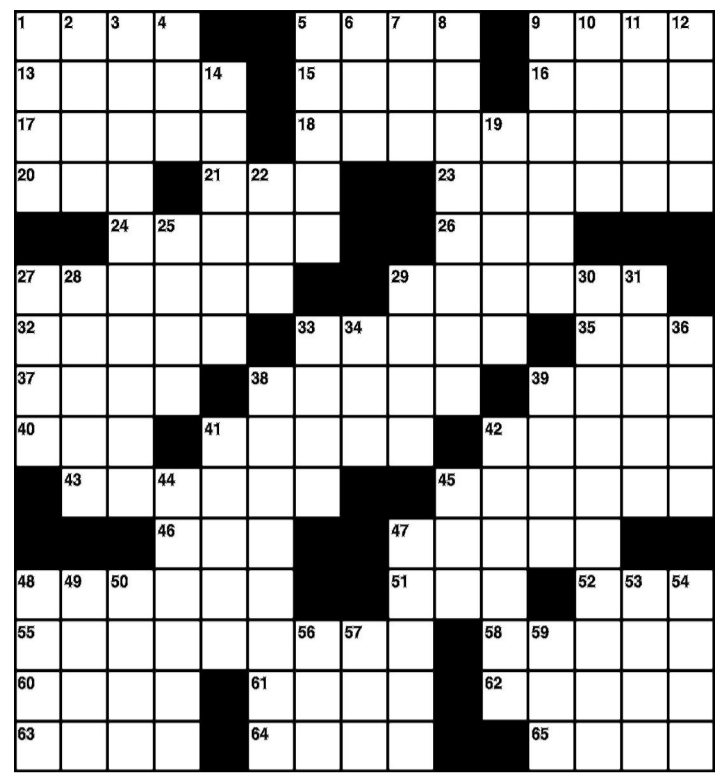
WED, OCT 25  
CHRISTOPHER  
CROSS

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## THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

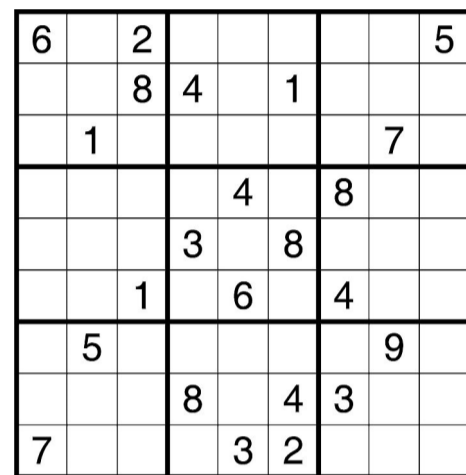
- ACROSS**
- 1 Denver or Wayne
  - 5 " \_ Land Is Your Land"
  - 9 Deadly critters
  - 13 " \_ man is hard to find"
  - 15 Biblical book
  - 16 Sound of thunder
  - 17 Composed
  - 18 Hint at
  - 20 \_ out; begin a journey
  - 21 Babe in the woods?
  - 23 Walked haltingly
  - 24 Skip the big ceremony
  - 26 Jamie \_ Curtis
  - 27 Second-largest nation
  - 29 Outdoor meal
  - 32 Gladden
  - 33 737 or 747
  - 35 Crazy
  - 37 Midmorning
  - 38 Departing
  - 39 Energetic
  - 40 Pantyhose shade
  - 41 Downhill gliders
  - 42 Rub the wrong way
  - 43 Part of CBS
  - 45 Zoomed aloft
  - 46 "Ode \_ Nightingale"
  - 47 Corridors
  - 48 Creek
  - 51 Belt-maker's tool
  - 52 One of Winnie the Pooh's pals
  - 55 Scholarly essays
  - 58 Baseball great
  - 60 Request for more slop
  - 61 Orderly
  - 62 Prince William's mum
  - 63 Cookware items
  - 64 Backyard access
  - 65 Narrow valley



## 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](http://sudoku.org.uk).



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

## DOWN

- 1 Highest-grossing film of 1975
- 2 Shrek, for one
- 3 Musical wingding
- 4 "Thou shalt \_ steal"
- 5 Arapaho or Aztec
- 6 Any of Attila's

- 7 " \_ the Hard Knock Life" ("Annie" song)
- 8 Old British currency
- 9 Keeness
- 10 Swat
- 11 Liver spread
- 12 Earned a ticket
- 14 Unscramble a

- secret message
- 19 Sister's girl
- 22 Take \_ collection; pass the hat
- 25 Not prompt
- 27 Bit of change
- 28 Pseudonym
- 29 Skillets
- 30 Cold and businesslike
- 31 Sculpt
- 33 Anthology entry
- 34 Tupperware cover
- 36 Recolored
- 38 Sparkling
- 39 Aquatic mammal
- 41 Short-tailed weasel
- 42 Took a survey
- 44 T-bones
- 45 Viewed
- 47 Quickness
- 48 Go no further
- 49 Half a sextet
- 50 Torn in two
- 53 Port or pinot noir
- 54 Thin
- 56 Mermaid's home
- 57 " \_ , drink, and be merry"
- 59 Big \_ ; semi

Tribune Media Services



Don Leach | Staff Photographer

**STUDENTS CROWD** the quad as they walk to class on the first day of the school year at Fountain Valley High School on Wednesday.

## SCHOOL

Continued from page A1

Wednesday was the first day of school in the Huntington Beach Union High School District, which includes six comprehensive high schools, a continuation high school, alternative school and adult school. Officials said the district projects to have about 14,000 total students this year.

Fountain Valley is the largest school in the district, with about 3,200 students. To that end of school spirit, Lopez said the front of the campus was recently painted, and new lettering was put on.

And, he noted, cheerleaders have been present at both of the Barons' football games that happened before school started, which wasn't the case in years past.

"The vibe that I get from the students, at least, is that this is normal," longtime Fountain Valley English and journalism teacher Sean Ziebarth said. "Most of the students have moved on [from COVID-19], even last year. We're just excited to be

back with the students for another fun year of learning and 'Baroning.'"

Two of the district's high schools have new principals this year, as former Huntington Beach Principal Daniel Morris has moved to Edison. He was replaced on the Oilers' campus by Principal Brenna Orr.

## NEW E-BIKE, BICYCLE POLICY REQUIRING TRAINING IN PLACE

The district, along with the Ocean View School District and Huntington Beach City School District, has teamed with the Huntington Beach Police Department for a new policy regarding bicycles and e-bicycles.

Middle and high school students who commute to school using bicycles or e-bicycles must participate in a comprehensive bicycle training program. Successful program completion will grant students a registration sticker, which authorizes them to ride an electric bicycle to school.

"We just want kids to be safe," Lopez said. "You see [e-bikes] zipping around all over Huntington Beach.

The traffic that we get out front [of the school on Bushard Street], there's just a lot of it, so trying to make sure we keep those kids safe is a top priority for us."

That's the same priority for the police department, HBPD Chief Eric Parra said. "We are excited to collaborate with our local school districts to introduce this vital safety initiative," Parra said in a statement. "By equipping young riders with essential skills and knowledge, we aim to ensure their safety while promoting responsible riding habits. This program exemplifies our commitment to fostering a safer community and empowering our youth to make informed decisions on the road."

Huntington Beach and Fountain Valley elementary and middle schools return to class next week, after the Labor Day holiday. The first day of school is Tuesday in the Ocean View School District, Wednesday in the Fountain Valley School District and Thursday in the Huntington Beach City School District.

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**AN ACTOR** portraying Abraham Lincoln cheers on the Union army at the Civil War Days in 2019.

**HISTORY**

*Continued from page A1*

now, we take over all of Central Park and people come from all over the country. Every year, it evolves.”

The Civil War Days has been a family historical project for Rivers’ family for the last three decades. His late grandmother, Maureen Rivers, founded it with Carl Clink in 1993. Now Rivers and his mother, Kelly, who is the Historical Society president, run the event.

“My grandmother was from Lexington, Mass. and I think she felt surrounded by American history in Massachusetts,” Darrell Rivers said. “When she moved out here, she wanted to kind of continue



*File Photos*

**TWO UNION** soldiers battle a rebel fighter at the Civil War Days reenactment in 2019.

that tradition. She worked on the bicentennial in Massachusetts in 1976, and I think she was interested in bringing that out here.”

This weekend’s event features a full schedule on both Saturday and Sunday. Battles are scheduled for 1:30 p.m. and 4 p.m. on Saturday, and 11 a.m. and 2 p.m. on Sunday.

People portraying historical figures like Lincoln, Union Gen. Ulysses S. Grant and Confederate Gen. Robert E. Lee will also be present. Lincoln’s Gettysburg Address is set to

close the event at 2:45 p.m. on Sunday.

New this year, Rivers said, is a group portraying the Black soldiers who fought in the Civil War. They will give a talk, as will someone who speaks on the engineers of the war.

“In the last few years we’ve done a lot more educational programs and lectures,” Rivers said. “You have people that are really interested in a particular subject ... There’s kind of every level of history there. If you’ve never seen a horse before, a cannon fired, if

you want to see what a soldier wears or eats, there’s all of that. There’s a lot of kids activities, but then, for the people that are really into it, there are full-on discussions of the logistics of Grant’s Tennessee campaign.”

Rivers personally will be portraying Grant’s chief of staff and close friend John Rawlins. He said the amount of time people put into researching their characters is another fascinating part of Civil War Days.

There’s even someone portraying a Harper’s

Weekly reporter of the time, who does sketches on the side of the battlefield and interviews people.

“I’ve grown up around this event, and so many people have grown up around this event, actually,” Rivers said. “I really love how I hear people were inspired to work in history or teach history from this event. They went and met Lincoln, and they developed a life-long love of his-

tory. That’s what we’re hoping for.”

Public parking for Civil War Days is available at the Huntington Beach Central Library, while paid parking is available at the Huntington Beach Sports Center.

For more information, including a full reenactment schedule, visit [hbhistory.org/civilwar](http://hbhistory.org/civilwar).

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*Courtesy of 17th Street Modern Dentistry*

**DENTIST CLINT WALKER**, right, of 17th Street Modern Dentistry, poses with client Chad Taulbee, who received free dental care, on Smile Generation Serve Day.

**TEETH**

*Continued from page A1*

Pacific Dental Services provides consultant services, training and technology for dental offices, while Smile Generation offers dental plans and financing options for customers.

Together, they partner with various dentists in their networks, who agree to perform the work for free.

“We’ve done it every year,” said Walker, who established his Costa Mesa practice in 2018. “It’s just a way to give back but also help patients in need, people who maybe life has hit them and they just need a little help to get back on track.”

That was the case for Chad Taulbee, a 35-year-old Long Beach bartender who’d been hiding his imperfect smile for years. He put off dental visits for years and struggled financially during the pandemic.

“I’d lost my job and couldn’t get unemployment. I was living on the bare minimum,” he recalled. “I hadn’t had a cleaning in maybe 10 years — [my teeth] were busted.”

Taulbee was at a friend’s barbecue and getting some ribbing about his teeth, when another attendee, who happened to work for Pacific Dental Services, approached him about participating in the free service day.

He visited Walker for an initial consultation and was approved for a deep cleaning, fillings and two front tooth crowns that would have cost \$6,390. Taulbee said he was touched by an act of kindness that arrived at just the right time.

“I’m a scraggly looking dude. But they were humble and took me on. I’m thankful and I want to reciprocate back and help somebody else, too,” he added.

David Feagin, who works in the kitchen at the Costa Mesa Country Club, had six teeth extracted and received a partial denture, work totaling \$13,448.

“Not having teeth, I always thought that no one would hire me since that’s the first thing they see,” he said. “Now, I’m not afraid to be seen, I’m not afraid to talk to people — it’s been life changing.”

Walker said while some people may avoid dentists out of fear or a lack of funds, maintaining healthy teeth and gums can be crucial to a person’s overall health.

“More research has been showing oral health affects the rest of your body,” he said, describing a “mouth-body connection.” “Sometimes, the first sign you’ll see that something is wrong in your body is in the mouth.”

The hope is that people helped during the serve day might decide to continue their treatment, the dentist explained. But even if they don’t, at least their most immediate needs have been addressed.

“We’re just trying to meet people where they are,” he said.

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**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 **September 14, 2023** at approx. 1:00 pm at [www.storagetreasures.com](http://www.storagetreasures.com): Steven De Los Reyes, Daniel Byun, Tony Moallempour, Thomas Mathews, Brad McCarthy, Randal Brown, Tatiana Osborne  
8/31, 9/7/23  
**CNS-3730088#**  
**DAILY PILOT**

**BSC 223877**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**John W. Fitzgibbon aka John William Fitzgibbon aka Jack Fitzgibbon aka John Fitzgibbon 30-2023-01343779-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 W. Fitzgibbon aka John William Fitzgibbon aka Jack Fitzgibbon aka John Fitzgibbon.**

**A PETITION FOR PROBATE** has been filed by **Pamela Fitzgibbon** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Pamela Fitzgibbon** 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 **Oct 12, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
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**Legal Notices**

**NOTICE OF UNIFIED TRUSTEE’S SALE T.S. NO.: 2023-2918** Loan Number: 40191012 A.P.N.: 427-171-02 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/17/2019 AND SECURITY AGREEMENT DATED 12/17/2019. 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 09/11/2023, 01:30 PM, American Default Management, as duly appointed Trustee under and pursuant to Deed of Trust recorded on 12/20/2019, as Document No. 2019000535198, Book //, Page //, of Official Records in the Office of the Recorder of ORANGE, California, executed by CAESAR GLOBAL ALLIANCE, INC., A CALIFORNIA CORPORATION, as Trustor, Open Bank, as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier’s check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: As more fully described in the Deed of Trust A.P.N.: 427-171-02 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: 4200 BIRCH STREET NEWPORT BEACH, CA 92660 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, 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 trust created by said Deed of Trust, to-wit: \$176,175.42 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. \*\*\*Make Cashier’s checks payable to American Default Management, LLC Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non judicial foreclosure of the real property interest described in the Security Agreement dated 12/17/2019, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to evoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, as Beneficiary’s sole election, from time to time and at any time until the consummation of the Trustee’s Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee’s Sale. See the Deed of Trust, if applicable. The personal property which was given as security for trustor’s obligation is described: All inventory, equipment, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction; all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property, Orange County. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold “as is” “where is”. The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. 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 or visit this Internet Website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2023-2918. 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. Date: 08/11/2023 American Default Management 415 N. Camden Drive, #108 Beverly Hills, California 90210 (310) 855-0826 Automated Sale Information Line: (916) 939-0772 JUSTIN SHAW, TRUSTEE SALE OFFICER NPP0439292 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 08/17/2023, 08/24/2023, 08/31/2023

# Some like it haute: Eco fashion wows at festival

BY SARA CARDINE

Organizers of Laguna Beach's Festival of the Arts and Pageant of the Masters celebrated the final weekend of their months-long extravaganza Sunday with an event that challenged artists to design and assemble haute couture creations with an eco-friendly twist.

The 13th annual Festival Runway Fashion Show featured a competition among festival exhibitors tasked with creating outfits that used reclaimed, reused or recycled materials befitting the theme "Creative Couture."

That theme came to sparkling life as models strutted down the runway in ensembles featuring tennis balls, plastic bags, flowers and cat food lids. Top prizes of \$1,000 were awarded in four categories that honored the most creative, well built and elegant creations.

Participants in Sunday's show were able to submit ballots for their favorite designer in consideration for a fifth prize, the highly coveted "People's Choice Award."

"Like [Bravo TV show] 'Project Runway,' our competition is exciting, showcasing the imaginative creations of our talented artists," Festival of Arts Marketing and Public



Don Leach | Staff Photographer

**ARTISTS AND MODELS** pose for a group picture after the Festival Runway Fashion Show at the Festival of Arts on Sunday.

Relations Director Sharbie Higuchi said in a statement ahead of the event.

Sponsored by Fashion Island in Newport Beach, the contest was hosted by film production designer Nelson Coates, whose credits include "Crazy Rich

Asians," "Fifty Shades Freed," "Flight" and "The Proposal."

After much consideration a panel of three judges — Laguna Beach artist and costume and set designer Gerard Basil Stripling, award-winning

costume designer Salvador Perez and fashion executive, textile designer, documentary producer and creative director Suzi Chauvel — selected their top picks.

Painter Elizabeth McGhee won for "Most

Innovative Use of Materials" for her 1950s-style Bubble Dress, which she modeled herself. The piece used single-use plastic bags shrouded by bubble wrap meant to evoke artist George Seurat's pointillistic dots. A crowd favorite, the

dress also nabbed this year's "People's Choice Award."

Mixed-media artist Jayne Dion wowed the crowd with a dress crafted from screen doors, can pull tabs, trash bags, bed sheets and crepe paper party streamers assembled in the style of Élisabeth Louise Vigée Le Brun, a portrait artist known for depicting Marie Antoinette. Dion took home the prize for "Most Creative Concept."

Nancy Swan swept the category of "Most Glamorous & Elegant Red Carpet-worthy Creation" for her Gilded Age gown, crafted from Mylar balloons, trash bags and hand-painted wrappers from 1,277 breakfast bars eaten by Swan and saved since 2020.

"Most Exciting Ensemble Inspired by a Famous Artist" went to pencil artist Rowan Foley, whose Rococo-style dress, rendered in the fashion of Marie Antoinette, was crafted entirely from paper art pieces contributed by fellow exhibitors.

The Festival of Arts Fine Art Show runs through Friday with a nightly performance of the 90th annual Pageant of the Masters. For more, visit [foapom.com](http://foapom.com).

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Twitter: @SaraCardine

## GATEWAY

Continued from page A1

foundation inspection of streetlights.

### UPDATES TO FORD ROAD WASTEWATER PUMP STATION

The Ford Road Wastewater Pump Station is a part of the city's sewer system and comprises a 48-inch wet well pump station, identified in 2009 as being

undersized. It was built around 1975 and does not currently have any back-up power, which means city staff have to connect a temporary generator to power the pump station to prevent sewage overflow from the lift station.

The updates, as part of the project, would address those issues by expanding the 48-inch wet well to 96 inches and installing a permanent back-up generator to eliminate overflows dur-

ing power outages. City staff said the project will also remove and replace existing utilities for the wet well, restore the retaining wall and landscape and maintain a temporary bypass system.

The winning bid, from Paulus Engineering, came to \$799,777, about 30% below estimates by city engineers. An additional contingency cost of \$80,000 and printing and incidental costs of \$1,300 brought the

approved contract to \$881,000.

Work is expected to begin in October and take about two months to complete.

### STREETLIGHT INSPECTIONS

Newport Beach owns and maintains over 6,000 streetlights. The city's utilities department regularly inspects for irregularities and has identified 55 problem locations that need ad-

ditional inspection to verify if the system is compliant with city standards. Most inspections are scheduled for Jamboree Road, MacArthur Boulevard and Newport Boulevard.

Additional inspections are scheduled for Balboa Boulevard, San Miguel Road and San Joaquin Hills Road.

The project, contracted to Servitek Electric, Inc., will include inspecting anchor bolts that connect the

light poles to their foundations. The City Council approved the \$378,000 contract with a contingency cost of \$38,000 and incidentals and printing costs of \$9,000, for a total of about \$425,000.

It is unclear when the inspections will begin, but contract terms state crews have 60 working days to complete them.

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**GIRLS' VOLLEYBALL**

## Fountain Valley sweeps Ocean View



James Carbone

THE FOUNTAIN VALLEY team celebrates a point against Ocean View in a nonleague girls' volleyball match on Tuesday.

**BY ANDREW TURNER**

It's an open competition for playing time in the girls' volleyball program at Fountain Valley High.

One look at the warm-up line Tuesday would have been enough to speak to the interest in the program, and the Barons are maintaining that interest level by providing opportunity.

More than a dozen players saw the court in a 25-20, 25-23, 25-19 sweep of visiting Ocean View in a non-league match.

"When it comes to [Wave] League, it's a little different," Fountain Valley coach Rebecca Cheltenham said of her team's rotation. "It might get a little bit tighter. It might become closer to eight kids, but they all know that. They all understand that. In practices, they're fighting for a spot, they're fighting for playing time, and that's pretty much how we keep them competitive."

"It's not really a free-for-all. Tonight, it's showcase what you got, here's your opportunity, but when we

get into league, we're trying to win, and if you want to be on the court, you've got to work for it."

Junior outside hitter Maylynn Pham had a team-high 12 kills for the Barons, a frequent finisher of her touches from the left pin. Senior outside hitter Joycemary Dang pounded out seven kills, and her two service aces came in succession to close out the contest.

"Most of the time, I'm not really thinking about swinging super hard and getting a kill," Pham said. "I'm also learning how to play smart and place the ball, adjust to the set because it's not always perfect."

Junior setter Dezi-Jae Butler distributed 22 assists to go with a couple of kills for Fountain Valley (7-3). Junior outside hitter Rebecca Staffieri added five kills, and junior libero Katie Dinh dropped in five aces. Middle blockers Gina Ambrosio, a junior, and Avery Medvin, a sophomore, each recorded one block.

See *Sweeps*, page A8

**SKIMBOARDING**

Photos by Don Leach | Staff Photographer

**BLAIR CONKLIN** competes in the professional division final of "The Vic" skimboarding championships on Sunday.

## L.B.'s Conklin wins Vic skimboarding championship

**BY ANDREW TURNER**

The weekend after the Aliso Beach parking lots were closed due to the potential for flooding from a tropical storm, the beach came alive as crowds arrived to see a world-class group of waveriders at the 46th annual Vic skimboarding championships.

Laguna Beach resident Blair Conklin topped them all, winning the men's professional division with a final heat score of 22.94 points.

Conklin bested Lucas Fink, of Rio de Janeiro, Brazil, who totaled 21.83 points in the finals. Fink clinched the United Skim Tour title for the 2023 season with his runner-up performance, tour president David Haelele said.

The six-event tour has one stop remaining at the Exile Oktoberfest in Newport Beach, Sept. 16-17. There were six local contestants in the top eight of the men's professional division. The local contingent also included Laguna Beach's Timmy Gamboa (fourth), Dane Cameron

(fifth), Bill Bryan (sixth) and Billy Howie (seventh). Newport Beach's Chad Wadsworth placed eighth.

Yahir Valencia, of Barra de Navidad, Mexico, rounded out the top three in the men's professional competition.

Gerardo Valencia, Yahir's brother, was recognized for catching the best wave. A video shared of the run showed Valencia putting his hands in the air after traversing dead water and reversing course to catch the wave as it came in. He completed a 360-degree flip, landing back on the board before the end of the clip.

Amber Torrealba, of Palm Bay, Fla., won the women's professional division for the fourth time. She previously reigned supreme at the Vic in 2016, 2018 and 2019.

Laguna Beach's Jordan Sitea and Kate Cavanaugh were fifth and sixth, respectively in the women's competition, which was not part of the United Skim Tour.

[andrew.turner@latimes.com](mailto:andrew.turner@latimes.com)  
Twitter: @AndrewTurnerTCN



**AMBER TORREALBA** from Florida completes a backside carve as she competes in the women's pro division final of "The Vic" skimboarding championships at Aliso Beach.

**COLLEGE FOOTBALL**

## Corona del Mar product Garbers to start at quarterback for UCLA

**BY MATT SZABO**

The time is now for Corona del Mar High football alumnus Ethan Garbers.

Garbers will be in the spotlight this weekend. On Monday, UCLA football coach Chip Kelly named him the starting quarterback for Saturday night's season opener against Coastal Carolina at the Rose Bowl.

"Ethan will take the first snaps," Kelly told reporters before Monday's practice. "Ethan has the most experience in our offense."

Garbers, a redshirt junior, has been in a quarterback competition with freshman Dante Moore and Kent State transfer Collin Schlee throughout training camp. Kelly said Moore and Schlee will also see playing time Saturday, but the first quarterback out there to lead the Bruins offense will be Garbers.

Kelly said he's never had

See *Garbers*, page A8



Myung J. Chun | Los Angeles Times

**ETHAN GARBERS**, shown competing against Alabama State on Sept. 10, 2022, is UCLA's starting quarterback for the season opener on Saturday at the Rose Bowl.

**BOYS' WATER POLO**

## CdM sprints past Foothill

**BY MATT SZABO**

The Corona del Mar High boys' water polo team has two sets of brothers this year.

Senior Camren Simoncelli and sophomore Nathan Simoncelli are both on varsity, and the same is true for junior Jackson Harlan and sophomore Cooper Harlan.

A family atmosphere doesn't stop there, however.

See *Sprints*, page A8

**CDM GOALIE**

Chase Campbell stretches out for a save in Tuesday's win.



Photos by Don Leach | Staff Photographer

**CORONA DEL MAR'S** Carson Simonson takes aim on an open cage for a goal during the water polo season opener against Foothill on Tuesday.



**CORONA DEL MAR'S** Camren Simoncelli (9) fires in an open shot for a goal against Foothill.

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Senior Outsource Supervisor, Character. Manage communication, provide feedback to artists, & help maintain a strong creative relationship between external & internal art teams to meet deadlines. Req. Master's in Animation, Game Design, or rel. field. Jobsite: Irvine, CA. Wage range: \$135,850/yr to \$161,500/yr. Send resume ref# 22174 to K. Finnson, Blizzard Entertainment, Inc, PO Box 18979, Irvine, CA 92623.

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### Legal Notices

#### NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No.: 15143-PM  
 NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the seller(s), are:  
 David Quoc Nguyen, 2606 Avon Street, Newport Beach, CA 92663

Doing Business as: Mariner's Coffee Shop (Type - Coffee Shop)

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

The location in California of the Chief Executive Office of the Seller(s) is: Same as above

The name(s) and address of the buyer(s) is/are:  
 Tank and Olive LLC, a California limited liability company, 2606 Avon Street, Newport Beach, CA 92663

The assets being sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, leasehold interest and leasehold improvements, stock in trade, inventory, goodwill and business name and are located at: 2606 Avon Street, Newport Beach, CA 92663

The bulk sale is intended to be consummated at the office of The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the anticipated sale date is 09/19/23

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES

The name and address of the person with whom claims may be filed is: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450, Irvine, CA 92618, and the last date for filing claims shall be 09/18/23 which is the business day before the sale date specified above.

Dated: 8/21/2023

Buyer:

Tank and Olive LLC, a California limited liability company

By: S/ Sayed B. Sadat, Manager  
 8/31/23

**CNS-3733829#**

**DAILY PILOT**

### Legal Notices

#### BSC 223784 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Mary Ellen Cruz also known as Mary Ellen Hiedalgo Cruz 30-2023-01341140-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Mary Ellen Cruz also known as Mary Ellen Hiedalgo Cruz.**

**A PETITION FOR PROBATE** has been filed by **Mary Louise Cruz and Yolanda Cruz** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Mary Louise Cruz and Yolanda Cruz** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 14, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
 PAUL M. TEINERT, ESQ  
 ROSS WOLCOTT TEINERT & PROUT LLP  
 3151 AIRWAY AVE., STE 5-1  
 COSTA MESA, CA 92626  
 Published in the HUNTINGTON BEACH INDEPENDENT on: 8/17, 8/24 & 8/31/2023

### Legal Notices

#### BSC 223861 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Patrick Hayes 30-2023-01342796-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: **Patrick Hayes.**

**A PETITION FOR PROBATE** has been filed by **Donald E. Hayes** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Donald E. Hayes** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 27, 2023 at 1:30 p.m. in Dept. CM5** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
 PAULA A. SCHAEFER, ESQ.  
 PAULA A. SCHAEFER, ESQ; STUART A. MCKENZIE, ESQ  
 9042 Garfield Avenue, Suite 312  
 Huntington Beach, CA 92646  
 Published in the HUNTINGTON BEACH INDEPENDENT on: 8/31, 9/7 & 9/14/2023

### Legal Notices

#### BSC 223822 NOTICE OF PETITION TO ADMINISTER ESTATE OF: SCOTT RAYMOND WHEELER 30-2023-01342454-PR-PL-CMC

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

**A PETITION FOR PROBATE** has been filed by **Charles M. Wheeler** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Charles M. Wheeler** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 21, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
 ROBERT V. McMAHON, ESQ  
 LAW OFFICE OF ROBERT V. McMAHON  
 401 GLENNEIRE ST., STE E  
 LAGUNA BEACH, CA 92651  
 Published in the HUNTINGTON BEACH INDEPENDENT on: 8/24, 8/31 & 9/7/2023

### Legal Notices

#### BSC 223829 NOTICE OF PETITION TO ADMINISTER ESTATE OF: James Donald Callas 30-2023-01342428-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: **James Donald Callas.**

**A PETITION FOR PROBATE** has been filed by **Dustin Michael Benjamin Callas** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Dustin Michael Benjamin Callas** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 21, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
 DALE A. KIKEN, ESQ  
 THE KIKEN GROUP, APC  
 38 CORPORATE PARK  
 IRVINE, CA 92606-5105  
 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 8/24, 8/25 & 8/31/2023

### 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 September 14, 2023. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following.

TENANT NAME SPACE NUMBER  
 Kenneth Lord 1051  
 Donna Graham 1224  
 Man Lee 1312  
 Damour Dolatabadi 2121  
 Roger Arnold 2252  
 Tammie Guillory 2523  
 Darryl Peek 3025

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 August 31, 2023, and September 7, 2023. Auction Listed on storagetreasures.com. Final bid at 12:00 noon.  
 8/31, 9/7/23

**CNS-3733462#**

**DAILY PILOT**

TSG No.: 8784006 TS No.: CA2300288678 APN: 930-225-49 Property Address: 113 SPIRAL IRVINE, CA 92618 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/15/2020. 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. On 09/20/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/21/2020, as Instrument No. 2020000025410, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: XUEYI FAN, A SINGLE WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States.) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 930-225-49 The street address and other common designation, if any, of the real property described above is purported to be: 113 SPIRAL, IRVINE, CA 92618 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 497,126.46. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You 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 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2300288678 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2300288678 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0439828 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 08/31/2023, 09/07/2023, 09/14/2023

T.S. No. 100613-CA APN: 932-88-030 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/31/2006. 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 ON 9/21/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/7/2006 as Instrument No. 2006000599391 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: PETER N. HADDAD AND TINA A. HADDAD WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1: AN UNDIVIDED 1/92 INTEREST IN AND TO LOST 1 TO 3 INCLUSIVE, OF TRACT NO. 7628, AS SHOWN ON A MAP RECORDED IN BOOK 316, PAGES 28, 29 AND 30 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM EACH AND ALL OF THE UNITS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED APRIL 11, 1973 IN BOOK 10639, PAGES 391 TO 415 OF OFFICIAL RECORDS OF SAID COUNTY, AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 20, 1973 IN BOOK 10996, PAGES 417 AND 418 INCLUSIVE OF OFFICIAL RECORDS, AND AS AMENDED BY AN INSTRUMENT RECORDED JUNE 20, 1974 IN BOOK 11175, PAGE 1549 FO SAID OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPTING FROM A PORTION THEREOF, ALL OIL, GAS, AND/OR HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED THEREFROM BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF ENTRY UPON SAID LAND TO SAID DEPTH, AS RESERVED BY AMERICAN OIL SERVICE, INCORPORATED, IN DEED RECORDED DECEMBER 31, 1963 IN BOOK 8665, PAGE 137 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE SUBSURFACE WATER RIGHTS BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OR SUBSURFACE ABOVE A DEPTH OF 500 FEET FROM THE SURFACE, AS DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE MAP OF SAID TRACT. PARCEL 2: UNIT 30, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE AND DECLARATION OF RESTRICTIONS (ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP) RECORDED APRIL 11, 1973 IN BOOK 10639, PAGE 491 OF OFFICIAL RECORDS AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 20, 1973 IN BOOK 10996, PAGE 417 TO 418 INCLUSIVE OF SAID OFFICIAL RECORDS, AND AS AMENDED BY AN INSTRUMENT RECORDED JUNE 20, 1974 IN BOOK 11175, PAGE 1549 OF OFFICIAL RECORDS OF SAID COUNTY. The street address and other common designation, if any, of the real property described above is purported to be: 18644 APPLEWOOD CIR , HUNTINGTON BEACH, CA 92646-1860, AKA, 18644 APPLEWOOD CIR #30, HUNTINGTON BEACH, CA 92646, , The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$286,966.29 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 100613-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 100613-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

T.S. No. 100613-CA APN: 932-88-030 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/31/2006. 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 ON 9/21/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/7/2006 as Instrument No. 2006000599391 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: PETER N. HADDAD AND TINA A. HADDAD WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1: AN UNDIVIDED 1

# MARKETPLACE

To place an ad, go to

<http://timescommunityadvertising.com/>

## Legal Notices

### NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. **NB-L-11007-23**

(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: **PRO FORM WINDOW CLEANING, INC., 2424 SE BRISTOL ST. #300, NEWPORT BEACH, CA 92660**

(3) The location in California of the chief executive office of the Seller is: **SAME AS ABOVE**

(4) The names and business address of the Buyer(s) are: **MOOV GROUP, LLC, 17602 17TH STREET, #102-163, TUSTIN, CA 92780**

(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL AND TRADE NAME** of that certain business located at: **2424 SOUTHEAST BRISTOL STREET, #300, NEWPORT BEACH, CA 92660**

(6) The business name used by the seller(s) at said location is: **PRO FORMS WINDOW CLEANING, INC.**

(7) The anticipated date of the bulk sale is **SEPTEMBER 19, 2023** at the office of: **PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660**, Escrow No. **NB-L-11007-23**, Escrow Officer: **LISA EVANS**

(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: **SEPTEMBER 18, 2023.**

(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: **AUGUST 22, 2023**

TRANSFEREES: **MOOV GROUP, LLC, A LIMITED LIABILITY COMPANY**  
**ORD-1845982 DAILY PILOT 8/31/23**

## FIND

an  
apartment  
through  
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## CLASSIFIED

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

APN: 463-711-37 TS No: CA08000271-23-1 TO No: 2316508 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 September 27, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 25, 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 November 6, 2006 as Instrument No. 2006000748588, of official records in the Office of the Recorder of Orange County, California, executed by TZEYUEN CHEN, ALICE CHEN, as Trustor(s), in favor of BANK OF AMERICA, N.A. 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" Parcel 1: Lot 15 of Tract No. 14861, in the City of Irvine, County of Orange, State of California, as shown on a map recorded in Book 706, Pages 32, 33 and 34 of Miscellaneous Maps, Records of Orange County, California. Excepting therefrom, all oil rights, mineral rights, natural gas rights and right to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, "subsurface resources"), and the perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the subsurface resources on or from the properties, including the right to whipstock or directionally drill and mine from lands other than the properties, wells, tunnels and shafts into, through or across the subsurface of the properties, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the subsurface resources through or in the surface or the upper five hundred fifty feet (550') of the subsurface of the properties. Parcel 2: Non-exclusive easements for access, ingress, egress, drainage, maintenance, repairs and for other purposes, all as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Concordia West recorded May 27, 1994 as Instrument No. 94-0366034 of Official Records of Orange County, California. 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: 19 DAYSTAR, IRVINE, CA 92612 The undersigned Trustee disclaims any liability for any inaccuracy 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 \$182,080.01 (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](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000271-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08000271-23-1 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: August 18, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000271-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0439708 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 08/31/2023, 09/07/2023, 09/14/2023

## Legal Notices

### BSC 223760 NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL C. WOOD, aka MICHAEL CORBETT WOOD, aka MICHAEL WOOD 30-2023-01326866-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: **MICHAEL C. WOOD, aka MICHAEL CORBETT WOOD, aka MICHAEL WOOD.**

**A PETITION FOR PROBATE** has been filed by **Martin J. Lejniaks** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Martin J. Lejniaks** 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 **Sept 07, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
FRED G. MUSCARELLA, ESQ.  
MUSCARELLA & ASSOCIATES, APC  
16300 BAKE PARKWAY, FIRST FLOOR  
IRVINE, CA 92618  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/17, 8/24 & 8/31/2023

### BSC 223825 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Beverly B. Sheldon, aka Beverly Brail Sheldon 30-2023-01342562-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: **Beverly B. Sheldon, aka Beverly Brail Sheldon.**

**A PETITION FOR PROBATE** has been filed by **Thomas Trevor Murphy** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Thomas Trevor Murphy** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 21, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
ANN E. O'HARA, ESQ  
GIAMMICHELE LAW, APC  
17592 IRVINE BLVD.  
TUSTIN, CA 92780  
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 8/24, 8/25 & 8/31/2023

## Legal Notices

### BSC 223824 NOTICE OF PETITION TO ADMINISTER ESTATE OF: HELEN CLAIRE McELLI GOTT 30-2021-01195896-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: **HELEN CLAIRE McELLI GOTT.**

**A PETITION FOR PROBATE** has been filed by **DANIAL R. McELLI GOTT** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **DANIAL R. McELLI GOTT** 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 **Sept 14, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
Shawn M. Olson, Esq.  
OLSON LAW FIRM  
7372 Prince Drive, Suite 104  
Huntington Beach, CA 92647  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/24, 8/31 & 9/7/2023

### BSC 223878 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Nora Razon Paculdo, aka Nora R. Paculdo, and Nora Paculdo 30-2023-01343339-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: **Nora Razon Paculdo, aka Nora R. Paculdo, and Nora Paculdo.**

**A PETITION FOR PROBATE** has been filed by **Maria Rios & David Paculdo** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Maria Rios & David Paculdo** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Oct 5, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
LESLIE R. DAFF, ESQ  
ESTATE PLAN, INC.  
352 3RD STREET, STE 301  
LAGUNA BEACH, CA 92651  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/31, 9/7 & 9/14/2023

## Legal Notices

### BSC 223814 NOTICE OF PETITION TO ADMINISTER ESTATE OF: KATHERINE NICKELL 30-2023-01341737-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: **KATHERINE NICKELL.**

**A PETITION FOR PROBATE** has been filed by **DENISE CHALMERS** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **DENISE CHALMERS** be appointed as personal representative to administer the estate of the decedent.

**THE PETITION** requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

**A HEARING** on the petition will be held on **Sept 20, 2023 at 1:30 p.m. in Dept. CM5** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
Sophia Kim Sakamoto, Esq.  
Sakamoto & Ruelas, APC  
8081 Stanton Avenue, Suite 306  
Buena Park, CA 90620  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/24, 8/31 & 9/7/2023

### BSC 223804 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Albert Alton Watson 30-2023-01341798-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: **Albert Alton Watson.**

**A PETITION FOR PROBATE** has been filed by **Fernando Negrete** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **Fernando Negrete** 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 **Sept 20, 2023 at 1:30 p.m. in Dept. CM5** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
CHRISTOPHER P. WALKER, ESQ  
LAW OFFICE OF CHRISTOPHER P. WALKER, P.C.  
505 S. VILLA REAL DR., STE 103  
ANAHEIM HILLS, CA 92807  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/17, 8/24 & 8/31

# MARKETPLACE

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**Legal Notices**

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**Legal Notices**

T.S. No.: 2023-0313 Loan No.: SEASHORE APN: 045-104-05 Property Address: 5901 & 5901 1/2 SEASHORE DR, NEWPORT BEACH, CA 92663 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/5/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: GOLD COAST PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: WESTERN FIDELITY TRUSTEES Recorded 7/19/2022 as Instrument No. 2022-000252402 in book 7, page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/11/2023 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: \$670,902.74 Street Address or other common designation of real property: 5901 & 5901 1/2 SEASHORE DR NEWPORT BEACH, CA 92663 A.P.N.: 045-104-05 The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2023-0313. 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: Effective 1/1/2021 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](http://www.nationwideposting.com) using the file number assigned to this case, 2023-0313 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 8/9/2023 WESTERN FIDELITY TRUSTEES 1222 Crenshaw Blvd., SUITE B Torrance, California 90501 (310)212-0700 Kathleen Herrera, Trustee Officer NPP0439116 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 08/17/2023, 08/24/2023, 08/31/2023

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA P. HART**

Case No. 30-2023-01343630-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 BARBARA P. HART

A PETITION FOR PROBATE has been filed by Karen E. Mercier in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Karen E. Mercier 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 Oct. 4, 2023 at 1:30 PM in Dept. No. CM05 located at 3390 HARBOR BLVD, COSTA MESA CA 92626.

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

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

**Attorney for petitioner:**  
**ALLAN M SOTO ESQ**  
SBN 206714  
**LAW OFFICES OF ALLAN M SOTO**  
7960 W MCFADDEN AVE  
WESTMINSTER CA 92683  
CN999706 HART  
Aug 31, Sep 1, 7, 2023

**BSC 223867 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Sean Toup Ven Langenwalter 30-2023-01343794-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: **Sean Toup Ven Langenwalter.**

A PETITION FOR PROBATE has been filed by **Marlene Langenwalter** in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that **Marlene Langenwalter** 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 **Oct 12, 2023 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for the Petitioner:  
ANDREA GEE, ESQ  
LAW OFFICES OF ANDREA GEE  
2223 E. WELLINGTON AVE., STE 330  
SANTA ANA, CA 92701  
Published in the HUNTINGTON BEACH INDEPENDENT on: 8/31, 9/7 & 9/14/2023



Photos by James Carbone

**FOUNTAIN VALLEY'S** Maylynn Pham (17) spikes the ball against Ocean View in a nonleague girls' volleyball match on Tuesday.

**SWEEPS**

Continued from page A5

"The more adrenaline that we have, I think the better that we play," Dang said. "The more energy that we have on the court, it really adds on to that."

A new-look Ocean View (2-5) is now under the tutelage of new head coach Colleen Burke, who previously coached at Edison. Ally Forsberg, who formerly headed the girls' volleyball program at Pacifica Christian, has also joined the Seahawks' coaching staff.

"We know we have good mechanics," Burke said. "We just need to kind of work out the fine details. The girls are really excited."

The Seahawks found success in starting points by implementing jump serves. Sophomore outside hitter Sara Ligman and sophomore opposite Sam Abascal



**OCEAN VIEW'S**

Jade Auger (28) spikes the ball against Fountain Valley in a nonleague girls' volleyball match on Tuesday.

each had three aces for Ocean View.

Senior outside hitter Jade Auger remains the featured piece of the Seahawks' offense. She had a match-high 16 kills, including five in a row as Ocean View attempted to dig out of a 13-3 hole in the third set. Senior setter Natalia Christensen had 16 assists to go with three kills.

Ocean View led early in the first and second sets, before Fountain Valley rallied in each to set up the

straight-sets victory.

"My biggest push with them is the results are going to come when they do," Cheltenham said of her goals for the Barons. "We're going to play teams that are better, and as long as we gave our all and gave our best, then we might get something that is unexpected. We might pick up a win that maybe nobody sees coming."

andrew.turner@latimes.com  
Twitter: @AndrewTurnerTCN

**SPRINTS**

Continued from page A5

The Sea Kings have a veteran group with nine seniors, yet they have been able to mix talented underclassmen into the mix. The result is potentially the best CdM team in years.

The players showed that potential Tuesday afternoon, blitzing a talented Foothill squad on the road and earning a 15-6 victory in Corona del Mar's season opener.

Senior left-hander Luke Zimmerman scored three goals, while Camren Simoncelli, Cooper Harlan, senior co-captain Carson Simonson and senior Noah Gerard each scored twice.

"We're enjoying the moment," said CdM coach Kareem Captain, who had six seniors in his starting lineup. "I've been with this group for a while now. This is the group that came in as freshmen during the COVID season, so it's been a grind for them. We have a 28-game season coming up here, and we talk a lot about just enjoying the moment, showing up every

single game and coming out strong."

The Sea Kings were quick. After taking a 7-3 halftime lead, they scored four goals in the first four minutes of the second half to provide a knockout punch.

Each goal came on the counterattack, capped by Aiden Anavim's six-on-five strike.

"When we counter the way we did, I'm always going to be happy," Captain said. "To me, that's just about effort and attitude, their willingness to work hard for each other ... That third quarter was exceptional for us. If we can keep that intensity up, we're going to be dangerous."

Corona del Mar overcame foul trouble from its other senior co-captain, left-hander Charles Warmington, who was excluded twice in the first two minutes of the game. Gerard was first off the bench and scored a pair of goals.

Senior goalkeeper Chase Campbell made seven saves, and Warmington and freshman Kooshna Mirrafati also scored for the deep Sea Kings.

Brody Metz and Will Griswold each had two goals for Foothill (1-1), a CIF Southern Section Division 1 finalist last year. Knights goalkeeper Edric Scott made nine saves.

CdM advanced to the Division 1 semifinals last year. The Sea Kings have not played in the top playoff division since 2016, but they're aiming to change that this year and advance to the eight-team Open Division.

"We're super-excited," Simonson said. "We've been working together for four years. Some of us have been varsity since freshmen, and we want to see what we can do this year ... We were the young ones for a while, and it's cool to now be on the other side of that."

CdM returns to action Thursday when it hosts rival Long Beach Wilson at 4 p.m. Next on the schedule is the Santa Barbara Invitational, which will also feature Laguna Beach and Huntington Beach and begins Sept. 7.

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**GARBERS**

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a three-quarterback system in a game before, adding that he'll figure out how to divide the playing time by the end of the week.

"They deserve it," he said. "It's the only fair way to do it."

Garbers played in six games last year for UCLA, backing up Dorian Thompson-Robinson, who now plays for the Cleveland Browns. Garbers completed 26 of 37 passes for two touchdowns and two interceptions.

When Thompson-Robinson was hurt in the Sun

Bowl, Garbers led UCLA on a fourth-quarter scoring drive to take the lead, before Pitt earned a 37-35 victory with a field goal in the final seconds.

Garbers, listed at 6-foot-3 and 210 pounds, also played in six games for UCLA in 2021 after transferring from the University of Washington, including his only previous start against Utah.

"I feel great," Garbers told reporters after practice on Monday. "Now it's time to get to work and win some football games this year ... I'm going to go out there and do what I can do, control what I can control, and give it my all every

snap."

Garbers certainly did that at CdM, leading the Sea Kings to a 16-0 record as a senior along with CIF Southern Section Division 3 and CIF State Division I-A titles. He threw for video game numbers that year, 5,035 yards and 71 touchdowns.

Garbers' older brother, Chase, who also starred at quarterback for CdM, played for four years at Cal. He was waived by the Las Vegas Raiders on Sunday and will try to join another NFL team once he clears waivers.

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**CROSSWORD AND SUDOKU ANSWERS**

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