

# Daily Pilot

FRIDAY, SEPTEMBER 2, 2022 /// dailypilot.com



Photos by Don Leach | Staff Photographer

**PAIGE ROBERTS, 9**, holds the special Da Rulk Pie, a pizza in honor of Julian Dunn at Sgt. Pepperoni's Pizza game room in Newport Beach. The restaurant is raising funds and collecting Lego sets in partnership with Julian's Lego Corner at CHOC hospital.

## Pizza shop joins effort to fund Julian's Lego Corner

BY SARAH MOSQUEDA

Each September, Sgt. Pepperoni's Pizza Store raises funds and collects brand-new Lego kits for Julian's Lego Corner, a fund at Children's Health Orange County created in memory of Julian Dunn.

"When children go through cancer treatment, it affects them in so many ways," said Julian's mother, Andrea Dunn, who co-created Julian's Lego Corner with her husband, Richard. "My son didn't have the endurance to do physical things like other children his age."

Julian was diagnosed with brain cancer in kindergarten and began undergoing treatment, but with Legos, he was

able to play like a regular kid.

"He really found something that he could do well, that he enjoyed and that stimulated his mind," said Dunn. "It really gave him a lot of joy."

Julian inspired the Dunns and the child life department at CHOC Hospital in Orange to launch Julian's Lego Corner and call for donations of Lego kits or cash to create a creative outlet for children in treatment for illness. Since 2013, when Julian died at the age of 9, the effort has raised nearly \$100,000.

To show support for September's Childhood Cancer Awareness Month (and Julian's birthday month) Sgt. Pepperoni's in-

See **Pizza**, page A2



**DESSERTS CREATED** and made by the Roberts family in honor of Julian Dunn at Sgt. Pepperoni's Pizza in Newport Beach.

**PAIGE, GRACE** and Ashley Roberts, from left, create sunflower arrangements at Sgt. Pepperoni's Pizza restaurant in Newport Beach in honor of Julian's Lego Corner.



## Initiative to spur Costa Mesa development, housing to go before voters as Measure K

BY SARA CARDINE

An effort to exempt certain commercial and industrial corridors in Costa Mesa from the mandates of a 2016 initiative requiring voter approval for development projects seeking an excess of entitlements will appear on the November ballot as Measure K.

Supporters claim the new measure will remove some of the hurdles that have historically stood in the way of building projects that could have increased the city's housing stock.

Opponents, including a contingent of residents who worked to pass the voting requirement six years ago, warn opening the floodgates to developers without an established mandate of affordability will do little to help the housing crisis.

Voters will be asked in November which course to take, meaning both sides have two months to make their cases before the pub-



Scott Smeltzer | Staff Photographer

**A NEW BALLOT** initiative, Measure K, will go before Costa Mesa voters on Nov. 8. Above, people arrive at Costa Mesa City Hall to vote on Election Day in 2020.

See **Measure**, page A5

## Judge allows job title on H.B. ballot

An O.C. Superior Court judge dismissed a petition challenging Scott Field's designation on the November ballot.

BY MATT SZABO

Former Huntington Beach Deputy City Atty. Scott Field will be able to list that deputy attorney job designation on the ballot as he runs for city attorney this fall, an Orange County Superior Court judge ruled Wednesday.

Judge Craig Griffin denied a petition for writ of mandate filed by former Huntington Beach planning commissioner Michael Hoskinson.

Hoskinson had filed the suit against Orange County Registrar of Voters Bob Page on Aug. 19, requesting that he remove any reference to Field's prior title from his ballot designation. He claimed that Field listing himself as deputy city attorney, despite being retired for several months, violated the spirit of the election rules.

But Griffin disagreed in a brief virtual hearing.

"Because [Field] held the position of city of Huntington Beach deputy attorney at some point during the time period from Jan. 1, 2021, to Dec. 31, 2021, he was entitled to use that title on his ballot designation," Griffin wrote in his ruling.

Hoskinson's lawyer, Matt Price, had argued that Field last served as deputy attorney in May 2021, around the time that Field and former deputy attorney Neal Moore settled a \$2.5-million age discrimination case against Gates

See **Title**, page A2

## Witness testifies in 2019 H.B. homicide case

Witness testimony says defendant involved in Huntington Beach shooting owed the victim \$60,000 in debt.

BY ERIC LICAS

A former criminal justice student accused in a shooting in Huntington Beach that left a man dead three years ago owed about \$60,000 in gambling debt to the victim, according to evidence and testimony presented in court Thursday.

Dennis Tri Gia Dang faces one count of murder in connection with the killing of Fountain Valley resident Linh Ho. Ho was 48 when he was found lying wounded in the parking lot of a strip mall at the corner of Warner Avenue and Magnolia Street on Oct. 20, 2019, and later died at a hospital.

The victim ran a sports gambling operation and Dang worked as a middleman for him, said 34-year-old Midway City resident Casey Ngo, a longtime friend of the defendant who took the stand on Thursday, during the second day of the murder trial.

Ngo had been arrested as a suspect in the case but later provided a statement to investigators and has not been charged in Ho's homicide.

Dang was attending UC Irvine at the time. In a recorded statement played in court, he said he was managing the bets of several gamblers who owed money to Ho.

See **Homicide**, page A2

# Vanguard University welcomes new V.P. of academic affairs and provost

BY MATT SZABO

The crowd remained standing for a moment Thursday morning, listening to Ryan Hartwig speak. "I'm feeling a bit overwhelmed at the moment," he said, before noticing the Vanguard University faculty and hundreds of students present were still on their feet after he was introduced. "Oh yeah, you can sit down," he added with a

smile before going into his speech. "If I've learned anything over the years, it's that God writes the best stories."

The latest chapter for Hartwig was celebrated Thursday. He was installed as Vanguard's new vice president of academic affairs and provost.

In his new role, Hartwig, 44, serves as the chief academic officer for the private Christian university. He will provide leadership

for all faculty and academic services and programs, including the undergraduate college, graduate and professional studies, academic centers and institutes, the registrar and library.

Hartwig reports directly to Vanguard President Michael Beals.

Hartwig, who began serving in his new position in June, was most recently the dean of the School of Humanities and Social Sciences at Colorado Chris-

tian University. He also worked an administrative role at Azusa Pacific University.

"There's a real poising for growth as we move forward," he said in an interview following the installation. "It's kind of fun for me. It feels like my arrival and my appointment here kind of coincides with some really cool institutional momentum that's

See *Vanguard*, page A3



Kevin Chang | Staff Photographer

**NEW PROVOST** and Vice President of Academic Affairs, Ryan Hartwig, left, laughs as Vanguard President Michael Beals, right, introduces him during a ceremony on Thursday at Vanguard University.

## HOMICIDE

Continued from page A1

The victim held the defendant responsible for those debts, which totaled about \$60,000, Ngo said.

Dang became noticeably distraught in the two weeks leading up to the shooting and was asking friends for loans, Ngo testified. The morning before the killing, the defendant received a text instructing him to pay by Sunday, according to the defendant's recorded statement. It included the phrase "... or else you can't blame me for what happens to you," the witness, roughly translating from Vietnamese, recalled.

Orange County Deputy

Dist. Atty. Janine Madera noted there were no explicit threats of violence in any of the messages Dang received about the debt and Ho was a friend of Dang's father.

"I couldn't imagine Dennis doing anything to him [Ho] and him doing anything to Dennis because they had a good relationship with each other," Ngo said Thursday.

Dang asked Ngo to accompany him that October Sunday to a meeting with Ho at Pho Lovers, a Vietnamese restaurant near the scene of the shooting. He was supposed to pay off the debts but only had about \$2,000 at the time, the defendant said in his recorded statement.

According to the testi-

mony, Dang changed clothes at his home and collected a black bag containing the money he planned to give Ho, and then drove with Ngo to the meeting location. They parked the defendant's white Toyota Camry in the back lot of the shopping center.

The defendant was seen in footage recorded by multiple surveillance cameras getting into Ho's silver Cadillac Escalade at about 12:10 p.m. Over the next 60 seconds, a bright flash is seen from the interior of the SUV before Dang exits the SUV and bolts toward his car.

While this was taking place, Ngo had moved to the driver seat of the Camry and had fallen asleep. He

was awakened by the gunshot, then saw Dang running toward him. The defendant told his friend to "just go" and changed clothes again in the car as they drove to Ngo's home.

Following the shooting, Dang told Ngo that Ho "was tripping on me, and I shot him," the witness said.

"I remember telling him he's an idiot," Ngo added.

As the defendant and witness fled the scene of the shooting, Ho was seen stumbling out of his Escalade moments before collapsing onto a patch of grass in the parking lot in footage shown in court Thursday. Several members of the victim's family who were present as the video was played left the room in

tears before it ended.

A single bullet casing was found wedged into the passenger seat of the Escalade, and a round was found behind a punctured interior panel near the driver-side door, Corrie Stark, a forensic investigator with the Orange County Crime Lab, said during testimony. However, no firearm was found in the vehicle or during a search of the suspect's home, Huntington Beach Police Detective Jason Burton said from the stand Thursday.

The defendant's state of mind at the time of the shooting may be a key factor in deciding the outcome of this case, Judge Richard King told attorneys during a brief break in proceedings

on Thursday. Madera repeatedly noted that Dang never stated that he feared for his physical safety, and Ngo said he appeared "worried," "distracted" and "not all there" that morning but not fearful. However, defense attorney Ricardo A. Nicol argued that the defendant's actions showed that he was "obviously scared," even if he never explicitly said so.

Dang's trial resumes Tuesday at 2 p.m. in Department C45 of the Superior Courthouse in Santa Ana. It is expected to conclude by either the end of next week or the beginning of the following week.

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## CROSSWORD AND SUDOKU ANSWERS

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

## PIZZA

Continued from page A1

vites diners to drop off new Lego sets or make cash donations online or at any of its locations in Newport Beach, Aliso Viejo and Irvine.

The partnership between Sgt. Pepperoni's Julian's Lego Corner started when Julian's classmate, friend and neighbor, Lauren Roberts, whose parents Erica and Jeff Roberts own the restaurants, decided she wanted to help.

"Quite early on, our friends, the Roberts, joined up with us," said Dunn. "They put a lot of energy behind the campaign."

Initially, Lauren opened a lemonade stand in support of Julian, eventually raising just over \$1,000 and founding Sweet Things for a Sweet Cause, a collection of desserts to benefit Julian's Lego Corner. Lauren's baked goods were developed for Sgt. Pepperoni's menu, and throughout the year, the restaurants put revenue from cookies, brownies and Wow Bars into a fund that's added to the final donation in September.

Lauren said she remembers her young friend always being positive and always being excited about Legos.

"Whenever I would visit him, he always seemed in such good spirits, even though he was dealing with something so difficult," said Lauren. "And he was always working on Legos, and would show me his new project."

Dunn said her son was particularly fond of Star Wars Legos, and she knows



Don Leach | Staff Photographer

**THE DA RULK PIE**, the pizza of the month at Sgt. Pepperoni's Pizza in Newport Beach, Aliso Viejo and Irvine.

he was not alone in his love of the toys.

"We know that Lego sets are the No. 1 requested item of children who are hospitalized," said Dunn.

Besides the donations and earnings from dessert sales, 100% of the proceeds from September's Pizza of the Month, Da Rulk Pie, made with cauliflower crust with ground beef, ricotta cheese and marinara sauce, will also be donated to Julian's Lego Corner.

Lauren now attends college out of state, but her three younger sisters, Paige, Grace and Ashley Roberts, are continuing their older sister's dedication to the campaign.

"Julian was one of Lauren's close friends in elementary school, and we thought it would be special to continue on his legacy by helping kids at CHOC get Legos and have something to do while they are getting treatment," said Ashley. "Lauren is my best friend, and she is also my sister, so knowing it is important to her makes it im-

portant to me."

Paige and Grace expressed similar sentiments.

"It makes me happy to raise money and help people," said Paige.

"It makes me feel good knowing that I am making other people happy while helping them," Grace added. "Julian is family. Through our desserts and donations we can help other people like him."

Last year, Sgt. Pepperoni's raised \$35,000 and collected 100 Lego kits. This year, the family hopes to raise more than \$50,000, a goal Dunn is confident they can achieve.

"There is power in love, and Julian gave as much love as he could," said Dunn. "That really inspired a lot of people, and it inspired the Roberts, so that power just continues. It shows what can be accomplished when a community rallies."

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## TITLE

Continued from page A1

and the city. This time frame was outside of the context of the "calendar year immediately preceding the filing of nomination documents," and thus Field should not be listed as such, Price argued.

But Griffin noted the Cambridge Dictionary definition of "calendar year" as a period of 365 or 366 days, starting on Jan. 1 and ending on Dec. 31.

Hoskinson, a local real estate broker, has been a supporter of incumbent City Atty. Michael Gates, who seeks a third term and is running for reelection against Field.

Hoskinson himself re-



Kevin Chang | Staff Photographer

**SCOTT FIELD** is running against incumbent Michael Gates for Huntington Beach city attorney on the November ballot.

signed as planning commissioner in 2016, after public criticism over a YouTube video of him giving a lecture on political correctness.

In the video, Hoskinson

criticizes Islam, a group of Jewish intellectuals from the 1920s and "leftists" in general.

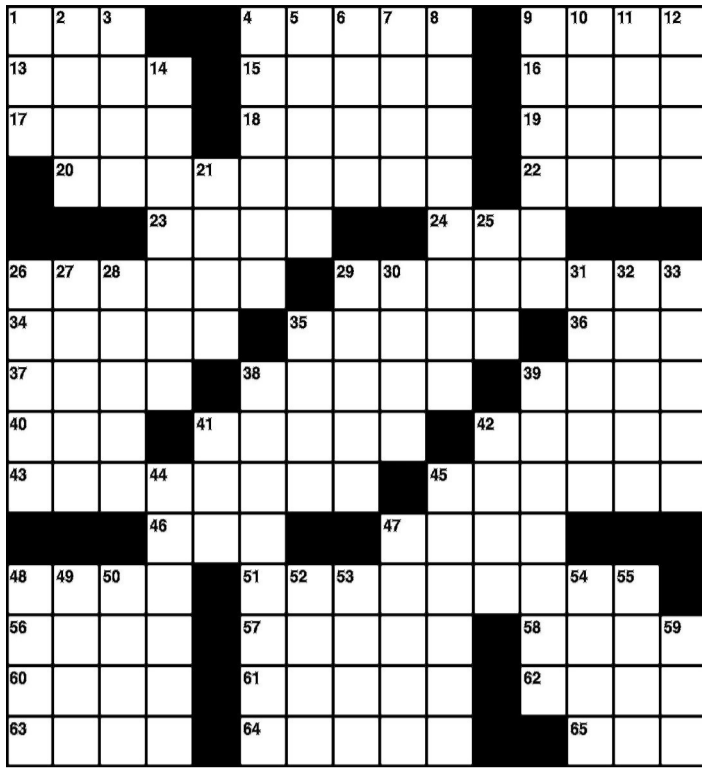
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**THE DAILY COMMUTER PUZZLE**

By Jacqueline E. Mathews

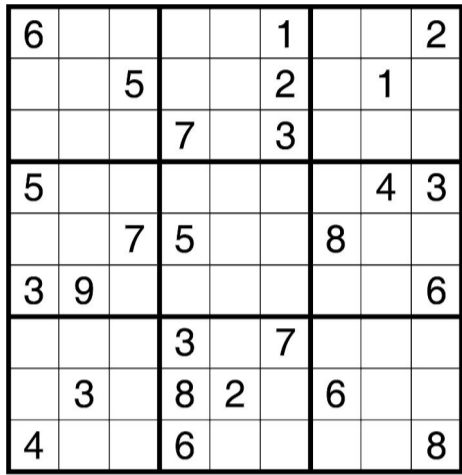


- ACROSS**  
 1 "Diamond \_\_"; Mae West play  
 4 Kareem \_\_-Jabbar  
 9 Little drinks  
 13 Lupino's namesakes  
 15 Tenant's contract  
 16 Hula-\_\_; twirling toy  
 17 Actor Gregory  
 18 Scrapes taters  
 19 " \_\_ Mad, Mad, Mad, Mad World"  
 20 Mariners  
 22 Word of disgust  
 23 Tic \_\_; breath mints  
 24 BPOE member  
 26 Patroness of Greece's capital  
 29 Handrail  
 34 Jungle refuges  
 35 \_\_ oneself; worked steadily  
 36 Roth or Manning  
 37 Inquires  
 38 Sat for a photo  
 39 Name for a Beatle  
 40 Mailman's beat: abbr.  
 41 Hilarious folks  
 42 Unruly mob  
 43 So-so  
 45 Wakens  
 46 "La Brea" network  
 47 " \_\_ Be Cruel"; song for Elvis  
 48 Puncture  
 51 Passive spectators  
 56 Rain cats and dogs  
 57 Weaving devices  
 58 Rocky \_\_ ice cream  
 60 Bogeyman  
 61 Beginning  
 62 Foot part  
 63 Pond hopper  
 64 Canary's lunch  
 65 Service charge
- DOWN**  
 1 Cold sore

**SUDOKU**

By The Mephram Group

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



**For answers to the crossword and Sudoku puzzles, see page A2.**

- |                      |                             |
|----------------------|-----------------------------|
| site                 | to operate                  |
| 2 Fifteenth of March | 8 Diminished                |
| 3 Mantilla fabric    | 9 Evades, as responsibility |
| 4 Peruvian mammal    | 10 Smidgen                  |
| 5 Chicago team       | 11 Emily or Markie          |
| 6 Show boldness      | 12 Condo amenities, perhaps |
| 7 __-friendly; easy  |                             |

- 14 Witt, Kwan & Yamaguchi  
 21 Groupies  
 25 Pot cover  
 26 Warning device  
 27 One of the senses  
 28 Took a long walk  
 29 Keep a turkey moist  
 30 High cards  
 31 In \_\_; insoluble  
 32 Keep away from  
 33 Infuriates  
 35 Penniless  
 38 Small flutes  
 39 Sulky people  
 41 Rip off  
 42 Sound the horn  
 44 Rooted in one's nature  
 45 Henhouse perches  
 47 Like a capitol building  
 48 Catch sight of  
 49 African nation  
 50 Mystical ambience  
 52 Zero  
 53 Suffer defeat  
 54 Housetop  
 55 Business deal  
 59 Billy \_\_ Williams
- Tribune Media Services

**Local authorities to boost patrols, DUI checkpoints for Labor Day weekend**

BY LILLY NGUYEN

As people flock to the beaches this holiday weekend — which coincides with the start of Pedestrian Safety Month — local police agencies are beefing up their patrols and preparing checkpoints to catch drivers who are under the influence of drugs or alcohol.

In Newport Beach, police conducted a DUI checkpoint on Aug. 18 and reported Friday that seven of the 602 vehicles that passed through were cited by motorcycle officers for a variety of vehicle code-related charges.

Two individuals were arrested on suspicion of driving under the influence. The drivers of 162 of those 602 cars were contacted, assessed and provided education on driving under the influence.

Sgt. Corey Wolik, assigned to Newport Beach

Police Department's traffic division, said it's difficult to ascertain how often officers are called for DUIs but noted they happen all over the city.

"We get called on a regular basis as people report drivers who they believe may be under the influence based on their driving," said Wolik. "Sometimes it is just distracted driving, due to either cellphone use [or] inattention. It could be that someone is tired or distracted by others in the vehicle."

"We take driving under the influence very seriously here in Newport Beach and we work very hard to get impaired drivers off the street," Wolik continued. "When we do checkpoints ... we try to cover the entire city so that people don't know where or when it's coming."

Wolik said that from

January through the end of July 2021 there were 96 DUI-related collisions reported in Newport Beach. During that same period this year, 98 such collisions were recorded.

Wolik confirmed there would be additional patrols out this weekend to look for drivers suspected of driving drunk or under the influence of drugs.

The same is true in the neighboring cities of Huntington Beach, Costa Mesa, Fountain Valley and Laguna Beach, according to their respective police departments.

Costa Mesa police said checkpoints are typically determined by data showing incidents of impaired driving-related crashes.

Authorities say the point of checkpoints is not to cite or arrest but to educate.

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**VANGUARD**

Continued from page A2

happening right now, too."

Vanguard has its largest incoming undergraduate class ever, with 650 new students roaming the halls. Vanguard senior director of external relations David Vazquez said that 53% of the incoming class is Latino, and first-generation college students comprise half the class.

Incoming freshman Adriana Martinez, who attended Thursday's ceremony, is from Santa Ana. She went to Newport Christian School for high school and plans to study sociology at Vanguard.

"I feel like it's a new start," Martinez said. "We're the biggest incoming freshman class and it's

really cool just seeing everything start, just a fresh start."

Beals said it's important to stay connected with the neighborhood in which Vanguard is situated.

"We look at ourselves as educating our region," he said. "We look to match the demographics of our region, and accessibility and affordability are critically important to us."

Beals said the university underwent a nationwide search to find its new vice president of academic affairs. He was not on the search committee, though he did make the final decision on Hartwig, who is a married father of four children.

Vanguard, which held its first day of the 2022-23 school year on Monday,

opened its Waugh Student Center in 2020 as part of its 30-year campus master plan. The Freed Center for Leadership and Service, which will feature athletic facilities as well as classrooms, is slated to open in 2024.

"When you're 102 years old, it's not a single fulcrum, right?" Beals said. "Every season of an institution that's over 100 years old, you move into what's next. I think Ryan really represents kind of the cusp of what's next. You see that really in the growth of the campus, but it's really our vision. Our formal vision statement is to be the leading source of Christian higher education in California."

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# KATRINA FOLEY

## ORANGE COUNTY SUPERVISOR





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## LEGAL NOTICES 1300

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#### Fictitious Business Name Statement

The following person(s) is/are doing business as: **OAKTREE APARTMENTS** 8081 7TH STREET, BUENA PARK, CA 90621, ORANGE County, 360 EAST ERNA AVENUE, LLC. 22982 MILL CREEK DRIVE, LAGUNA HILLS, CA 92653. This business is conducted by: A Limited Liability Company. The Registrant(s) Commenced to transact business under the Fictitious Business Name(s) listed above on: 07/01/2022 Signed Kenneth L. McKay, Trustee This statement was filed with the County of ORANGE on 08/12/2022. **2022 6641665** 8/19, 8/26, 9/02 & 9/09/22

## Legal Notices

TSG No.: 8775133 TS No.: CA2200287358 APN: 141-512-31 Property Address: 700 PAULARINO AVENUE COSTA MESA, CA 92626 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/21/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 09/12/2022 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/09/2006, as Instrument No. 2006000014273, in book , page , of Official Records in the Office of the County Recorder of ORANGE County, State of California. Executed by: RL ENTERPRISES, INC., A NEVADA CORPORATION, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924(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# 141-512-31 The street address and other common designation, if any, of the real property described above is purported to be: VACANT LOT, 700 PAULARINO AVENUE, COSTA MESA, CA 92626 Directions may be obtained pursuant to a written request submitted to the beneficiary within 10 days from the first publication of the notice. BENEFICIARY: Matthew E Neale 806 E Avenida Pico, Suite I-289 San Clemente, CA 92672 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

## Legal Notices

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), advanced, 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 \$ 504,741.97. 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 CA2200287358 Information about vest-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 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 CA2200287358 Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772 NPP0414478 To: ORANGE COAST DAILY PILOT 08/19/2022, 08/26/2022, 09/02/2022

## Legal Notices

nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2200287358 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772 NPP0414478 To: ORANGE COAST DAILY PILOT 08/19/2022, 08/26/2022, 09/02/2022

## SALES EVENTS

### GARAGE SALES 300

#### Garage and Yard Sales

**Neighborhood Garage Sale - Costa Mesa**  
Neighborhood FALL Garage Sale, working back up to 60 homes participating! Antiques, toys, collectibles, furniture, clothes, tools & MORE. See MAP at <https://www.facebook.com/DarleneStinsonRealtor> to find your treasures! Sat SEPT 3, 2022, 8am to 3pm, some open earlier & stay open later. 3107 Killybrooke Ln

### MERCHANDISE 800

#### Miscellaneous Merchandise

**Vinyl Records Wanted**  
\$\$\$ Top cash paid 4 all or part of collection. Jazz, Classical, Psychedelic, Blues 949-933-6777 Mike

### EMPLOYMENT 1500

#### Employment

**HOSPITALITY Receptionists Needed**  
Pacific View Memorial Park & Mortuary in Corona del Mar is seeking front desk receptionists to be responsible for answering phones, greeting clients, filing and various administrative duties. Availability to work every other weekend and some weekdays is preferred. Must dress and conduct themselves in a professional manner at all times. Please call Jessica Olson, Office Manager at (949) 467-3714 or email: [Jessica.Olson@DignityMemorial.com](mailto:Jessica.Olson@DignityMemorial.com).

**Tell Us About YOUR GARAGE SALE! In CLASSIFIED (714) 966-4600**

## Legal Notices

### CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, September 12, 2022** at 6:00 PM, or as soon as possible thereafter, to consider the following item: **Application No.:** PA-21-23 **Applicant/Agent:** Orange Ave Investors LLC / Greg Gamet

**Site Address:** 1687 Orange Ave. **Zone:** C1 (Local Business District) **Description:** Planning Application 21-23 is a request for a Conditional Use Permit to allow a retail cannabis storefront business within an existing 2,778-square-foot single-story commercial building located at 1687 Orange Avenue. The proposed use would be subject to Costa Mesa regulations, conditions of approval, and State regulations. For additional information, please visit the City's website at [www.costamesaca.gov/hot-topics](http://www.costamesaca.gov/hot-topics).

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities. **Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesalegistar.com/Calendar.aspx>. Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities. **Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesalegistar.com/Calendar.aspx>. Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

## SALES EVENTS

### GARAGE SALES 300

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**Neighborhood Garage Sale - Costa Mesa**  
Neighborhood FALL Garage Sale, working back up to 60 homes participating! Antiques, toys, collectibles, furniture, clothes, tools & MORE. See MAP at <https://www.facebook.com/DarleneStinsonRealtor> to find your treasures! Sat SEPT 3, 2022, 8am to 3pm, some open earlier & stay open later. 3107 Killybrooke Ln

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**HOSPITALITY Receptionists Needed**  
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**Tell Us About YOUR GARAGE SALE! In CLASSIFIED (714) 966-4600**

## Legal Notices

### BSC 222138 NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANNA STONEBREAKER 30-2022-01272414-PR-LA-CJC

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

A PETITION FOR PROBATE has been filed KATHLEEN ANN NELSON STONEBREAKER in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that KATHLEEN ANN NELSON STONEBREAKER 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 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.)

A HEARING on the petition will be held on **September 28, 2022 at 1:30 p.m. in Dept. C8** located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

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 ([accourts.org](https://accourts.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 Petitioner: KEITH VAN DYKE, ESQ. HESS-VERDON & ASSOCIATES, PLC 620 NEWPORT CENTER DRIVE, STE 1400 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 8/26, 9/1 & 9/2/2022

Attorney for Petitioner: KEITH VAN DYKE, ESQ. HESS-VERDON & ASSOCIATES, PLC 620 NEWPORT CENTER DRIVE, STE 1400 NEWPORT BEACH, CA 92660 Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 8/26, 9/1 & 9/2/2022

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## Legal Notices

## Legal Notices

### BSC 222126 NOTICE OF PETITION TO ADMINISTER ESTATE OF: PHILIP EDWARD LaBONTE 30-2022-01275639-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PHILIP EDWARD LaBONTE.

A PETITION FOR PROBATE has been filed MARJORIE A. DODGEN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MARJORIE A. DODGEN 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 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.)

A HEARING on the petition will be held on **October 20, 2022 at 1:30 p.m. in Dept. C8** located at 7

## HIGH SCHOOL ROUNDUP

## C.M. boys' water polo tops Marina in nonleague match

The Costa Mesa High boys' water polo team began last season with close losses against Woodbridge and Marina.

In 2022, the Mustangs have managed to turn both of those matches to wins.

Luke De La Jara scored six goals as Costa Mesa routed Marina, 25-9, in a nonleague match Wednesday at Costa Mesa High.

Ayden Alcazar added four goals for the Mustangs (2-0), who got three goals each from Nate Ruiz, Wes Brazda and Dylan Rothenburg. Wyatt Juelfs and Kembe Howerton scored twice each.

Lico Yuno scored six times for the Vikings (0-1), while James Luther scored twice.

Costa Mesa plays at Villa Park on Sept. 7, while Marina plays at Beckman on Sept. 8.

## GIRLS' GOLF

Beckman 232, Corona

**del Mar 240:** Anabelle Taylor of the Sea Kings had the low score for her team, firing a 43 in a nonleague season opener at Tustin Ranch Golf Club.

The match was the coaching debut for CdM's Bryan Middleton, at least in golf. Middleton, the longtime girls' soccer coach, took over as golf coach following the resignation of coach Mike Starkweather.

Corona del Mar hosts Edison at Newport Beach Country Club on Sept. 12.

**Costa Mesa 254, Katella 303:** The Mustangs bounced back from their season-opening loss to St. Margaret's with a comfortable victory over the visiting Knights on Wednesday in an Orange Coast League match at Costa Mesa Country Club.

Costa Mesa (1-1 overall and in league) tees off against Ocean View at David L. Baker Golf Course on Tuesday.

**Estancia 285, Santa Ana Calvary Chapel 322:** Danielle Breitwieser and Landry Harder each carded rounds of 51 on the par-35 Willowick Golf Course to lead Estancia on Wednesday in an Orange Coast League match.

Estancia (2-2, 2-0) plays host to Katella on Tuesday at Costa Mesa Country Club.

**Long Beach St. Anthony 181, Pacifica Christian Orange County 214:** The host Tritons dropped their second consecutive nonleague match on Wednesday at Newport Beach Golf Course.

Pacifica Christian is now 1-2 overall.

## GIRLS' VOLLEYBALL

**Corona del Mar 3, San Clemente 2:** Reiley Murphy had a team-leading 22 kills and 20 digs, as the host Sea Kings pulled out a five-set thriller against the Tritons 26-24, 17-25, 27-29, 26-24,



**COSTA MESA'S** Eddie Serrano takes a shot and scores against Marina's James Luther during a nonleague game on Wednesday at Costa Mesa High.

Scott Smeltzer Staff Photographer

15-5 on Wednesday in nonleague play.

Reese Olson filled the stat sheet with 16 kills, 22 assists and 14 digs for CdM (14-6). Kaela Hiramoto distributed 25 assists to go with 17 digs, and Sofia Bo-

nanno also had seven kills.

CdM coach Bailey Humes added that Maddie Canfield had back-to-back service aces late in the fourth set that were critical in the Sea Kings' comeback.

The Sea Kings are 4-0 in five-set matches this season. The past three matches against South Torrance, Dana Hills and San Clemente have all gone the distance.

— From staff reports

## MEASURE

Continued from page A1

lic.

Officials recently posted information on Measure K to the city's website, including arguments for and against the plan that will be printed and disseminated to voters ahead of Election Day.

A City Council ad hoc committee on housing drafted the ballot language for the measure as well as supporting arguments, in which they claim the earlier initiative, Measure Y, made it costly, difficult and risky for anyone to build new affordable residential units.

"Housing has been a primary issue we've been discussing since the first meeting of my first term," said Councilwoman Arlis Reynolds, who served on the ad hoc committee. "Doing nothing is not an option. We're here to repre-

sent the people of Costa Mesa, and 50% of people are concerned about housing, so we've got to address it."

Members of the political action committee "Costa Mesa First," who wrote Measure Y and put it on the ballot in 2016, said citizens at the time were fed up with the council approving housing projects that impacted neighbors and cost too much for residents to afford.

"We were trying to give input to the City Council and were basically ignored," longtime resident and Y co-author Cynthia McDonald said Thursday. "Now, we're six years down the road and some of the dissatisfaction is still there."

Too few affordable housing units have been built in recent years — on that, both sides agree. But while council members blame the stringency of Measure Y, its authors point to the

city's failure to pass a housing ordinance requiring housing projects to include low-income units.

Measure K's language says the initiative will encourage the development of affordable housing for working and middle class families, while revitalizing commercial areas.

"We can address the current housing needs and start to invest in the way Costa Mesa residents really want us to," Reynolds said of the measure.

But Jay Humphrey, a former City Council member (1990-1994) who helped pass Measure Y, says while the ballot language makes reference to building projects that comply with a council-adopted affordable housing ordinance, such an ordinance doesn't yet exist.

"There's nothing requiring affordable housing in Measure K," he said. "A housing ordinance does not exist, and will it exist

before the election?"

Costa Mesa City Councilman Don Harper, the lone city official who opposes Measure K, said it would subvert the power of citizens to have a say in what gets built in their community. He says the city should have worked with residents to envision smart development before easing restrictions.

"[The council] went in the wrong order," he said. "We just turned the key and opened the door for developers."

Reynolds maintained Measure Y will help the city meet state housing mandates while reimagining run-down commercial sectors into beneficial community spaces.

"This is a housing issue," she said. "It's about people in our community who are struggling every day."

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## Daily Pilot

A Times Community News publication incorporating the Huntington Beach Independent, Coastline Pilot, Orange Coast Daily Pilot and the Newport Harbor News Press combined with Daily Pilot

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## COMPANY INFO

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

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**GIRLS' VOLLEYBALL**

# Newport Harbor shows resilience in five-set defeat to Orange Lutheran

BY ANDREW TURNER

RANCHO SANTA MARGARITA — Familiar faces can be found all over the court for the Newport Harbor High girls' volleyball team.

After earning the top seed in the CIF Southern Section Division III playoffs and making a run to the quarterfinals last season, the Sailors believe they have the pieces to put together a memorable season.

The Trinity-Sunset League Showcase is one way the Sailors planned to test themselves in battle, and Newport Harbor acquitted itself well in a showdown with Orange Lutheran.

Senior outside hitter Anabel Kotzakov had a team-leading 19 kills, but Newport Harbor fell to Orange Lutheran 25-20, 19-25, 27-25, 17-25, 15-11 on Thursday in the showcase event at Santa Margarita High.

Senior outside hitter Paige Buzzerio had a match-high 21 kills for Orange Lutheran (9-3). The Naval Academy commit, now 18, celebrated her birthday with a five-set victory for the second straight season. The Lancers also beat Foothill in a five-setter on her birthday the season prior.

"One of the things we're working on is our demeanor because we tend to have a lot of ups and downs," Buzzerio said. "In that third set, we were up by a lot, and then we kind of started to dip. I think that's one of the biggest takeaways because we just need to stay composed the whole time."

Buzzerio and Kotzakov traded blows — each picking up five kills in the first set — but it was



James Carbone

**NEWPORT HARBOR'S** Tegan Glenn (5) and Malia Thorne (15) jump to block Orange Lutheran's Londyn Giles (3) in the Trinity-Sunset League Showcase at Santa Margarita High School on Thursday.

the Lancers that claimed the early advantage after the first game.

A seven-point run with Tegan Glenn at the service line bolstered Newport Harbor in the second set, helping the Sailors draw even at a set apiece.

Height in the front row paid dividends for the Lancers in the third set, four blocks staking Orange Lutheran to a 22-16 lead.

The Sailors rallied behind the play of Drue Coberly and Laine Briggs. Coberly had consecutive service aces to cut the deficit to 23-20, and Briggs also had back-to-back kills to stave off set points. Kotzakov dropped in a roll shot to tie the score at 24-24.

Senior outside hitter Londyn Giles, who finished with 11 kills and three aces, provided two kills after that point to help the

Lancers close out the third game.

"I just think it's a great opportunity for us to play a private school," Briggs, a Pepperdine-bound outside hitter, said of competing in the Trinity-Sunset League Showcase. "I think it's a fun opportunity. The drive down here is insane, but it's worth it. It's really fun."

Again, Newport Harbor (4-2)

answered after falling behind, the Sailors easily claiming the fourth set with balanced contributions. Senior middle blocker Malia Thorne and Briggs each had four kills in the set, while Kotzakov added three kills and her lone ace of the match.

Newport Harbor coach Andrew Mabry said the Sunset Conference is full of tough teams, adding that the Sailors want chances to measure themselves against top competition.

"That's what this group has shown the whole season so far — a lot of resilience," Mabry said. "It's one of our themes. That's something that we're talking about every day, and we're showing it."

"Sometimes, you put that work in, [and] you're not always rewarded with the result right away. Many times in that match, we fought our way back and continued to push and try and fight for a result."

Unable to keep the momentum, Newport Harbor dropped the fifth set and the match. Sophomore opposite Makalin Goehring, who had four total blocks, figured prominently in the Lancers' fortunes, supplying three kills and a block in the final frame.

Junior middle blocker Zoe Gaa had seven kills and a block for Newport Harbor. Coberly finished with 31 assists and five aces, while Glenn tallied 16 assists, three aces and two kills.

Lilly Underwood handed out 20 assists for Orange Lutheran, and Naila Ia had three kills and two total blocks.

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