

# Daily Pilot

WEDNESDAY, DECEMBER 14, 2022 // dailypilot.com

## Sticker shock cancels call for recount

Resident nixes request to revisit ballots cast for Costa Mesa's Measure K due to county voting officials' estimated cost.

BY SARA CARDINE

A Costa Mesa resident who asked for a recounting of ballots cast for Costa Mesa's Measure K — which passed by just 22 votes — has rescinded her request due to prohibitive cost estimates offered by county voting officials.

Mary Spadoni submitted a Dec. 6 request asking the Orange County Registrar of Voters to recount some or all of the 32,944 ballots cast for and against the initiative, a representative from the office confirmed Thursday.

Officials cannot provide cost estimates specific to a particular recount until a request has been filed, and the process of retallying ballots cannot begin until a deposit for the first day of work is received.

Estimates given to Spadoni Friday ranged from \$42,333 for a machine recount of returns to \$114,585 for a hand recount of every single Measure K vote made during the election, according to

**“Without a doubt, this grassroots effort was a David versus Goliath venture ...”**

— Mary Spadoni

figures provided by the ROV.

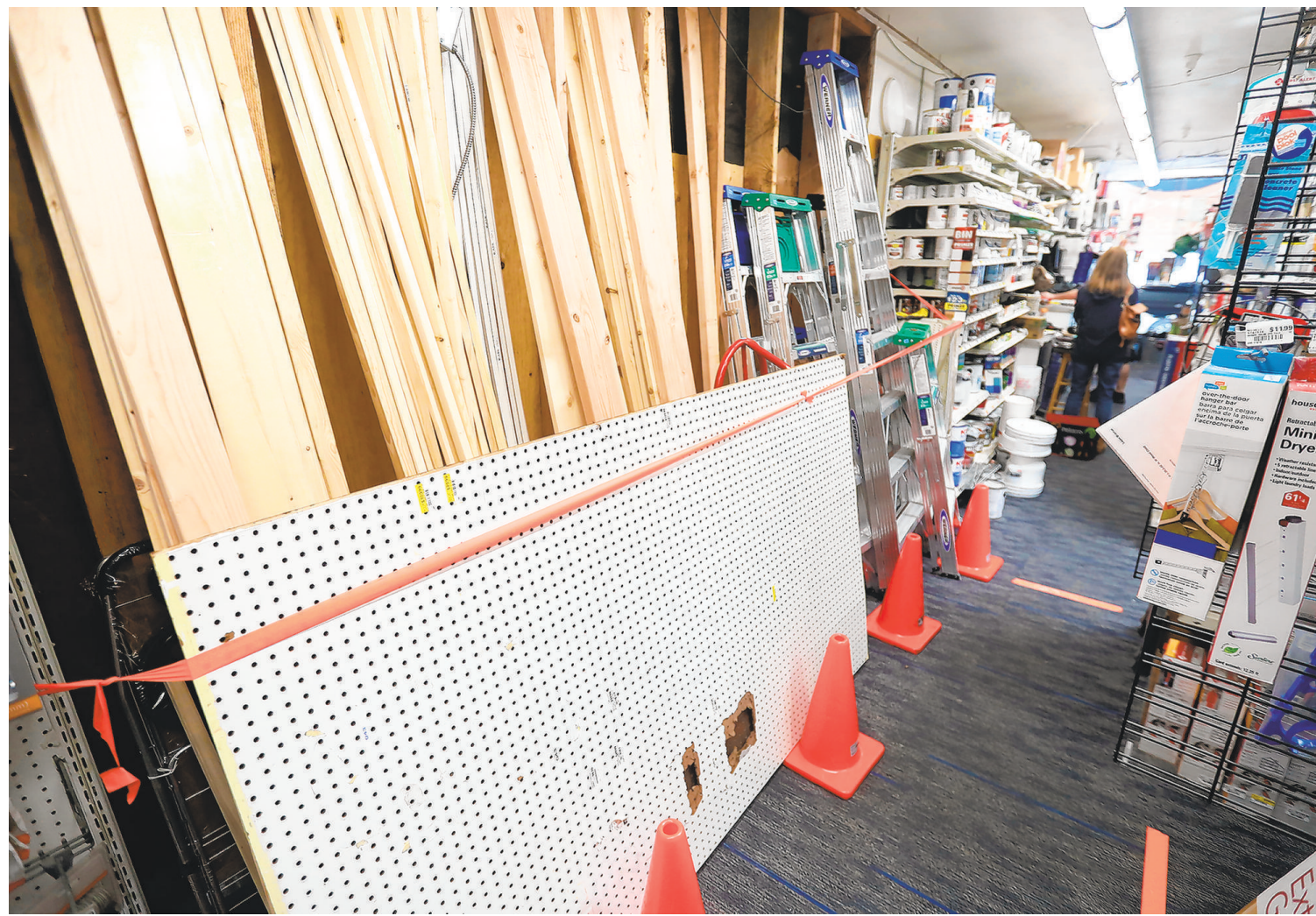
Spadoni, who'd acted on behalf of a grassroots group of residents opposed to Measure K, withdrew her request Friday after learning how much it would cost.

“The decision to rescind the recount was based solely on the prohibitive costs,” she wrote in an email Monday. “Without a doubt, this grassroots effort was a David versus Goliath venture, but once again the opposition won by 22 votes after spending almost 25 times the amount No on K spent.”

The measure loosens the strings on an earlier initiative, Measure Y, requiring voter approval of large-scale developments exceeding the city's General Plan and zoning code in certain commercial and light industrial areas.

Costa Mesa officials, who drafted and advocated for Measure K, said that loosening of restrictions would allow the city to amend outdated zoning laws and create opportunities for more

See **Recount**, page A4



Don Leach | Staff Photographer

A **TESLA** crashed into Coast Hardware in downtown Laguna Beach Monday, punching a hole in the wall and startling employees and customers.

## ‘The noise kept getting louder’

BY ANDREW TURNER



Courtesy of David Alfie

A **WHITE** Tesla is seen partway through a wall at Coast Hardware in Laguna Beach on Monday morning. The store reopened on Tuesday.

A local business was forced to shut its doors for the day after a vehicle drove through the northern wall of Coast Hardware in Laguna Beach on Monday morning.

Laguna Beach police responded to a call regarding a traffic collision into a building at about 10:43 a.m., according to the department's daily log.

Pictures of the apparent accident showed a white Tesla had breached the wall facing the on-site parking for the business, which is located at 240 Broad-

way St.

“I was standing at the center aisle, and I thought shelving had come down,” Jim Nienhouse, an employee who works in the paint department of the store, said. “I thought shelving was collapsing or a light fixture or something, but then the noise kept getting louder.”

“I saw [an employee] ... go darting past, and she was like, ‘A car came through the wall,’ and she went over to check, to see and make sure there was nobody under the rubble, and then we both went outside and found the lady standing next to

See **Noise**, page A4

## OCPA cuts rates a day after report shows many customers have opted out of service

BY ERIC LICAS

The board of the clean-energy co-op supplying power to Huntington Beach and three other Orange County cities approved a rate cut and recognized the findings of a “clean audit” on Tuesday, one day after the release of a separate analysis suggested tens of thousands of customers would likely opt out of the co-op's service.

Residents of cities that joined the Orange County Power Authority, a community choice aggregation (CCA) leveraging the buying power of ratepayers in Huntington Beach, Buena Park, Fullerton, Irvine and unincorporated communities, were automatically opted into the program that began providing electricity to residents in early fall.

The energy co-op offers three pricing options: a base plan for



Kevin Chang | Staff Photographer

**BRIAN PROBOLSKY**, chief executive of the Orange County Power Authority, at his office in Irvine. On Tuesday, a rate cut was approved by the OCPA board.

customers who would get 38% of their power from renewable sources, a middle tier that would raise their portion of green-

sourced electricity to 69% and another plan for those who wish to receive 100% renewable energy. The rates billed by the energy

co-op are relative to those charged by Southern California Edison, the investment-owned utility that had long been the only provider of electrical service for many Orange County residents, OCPA Chief Executive Brian Probolsky said during an interview following a meeting of its board on Tuesday.

Initially, people in households on the authority's “Basic Choice” option were paying the same as SCE's customers for power, while those on the “Smart Choice” and “100 Percent Renewable Energy Choice” programs were charged 1 cent and 1.5 cents more per kilowatt-hour, respectively.

OCPA's board of directors approved a plan to offer Basic Choice customers a rate 2% lower than what they would have been charged by SCE in 2023,

See **Service**, page A2

## Clear skies ahead, but temps to stay low through Friday in Orange County

BY LILLY NGUYEN

It was raining, pouring and likely an old man was snoring somewhere in Southern California all weekend, and the storm clouds held out over Orange County through Monday morning.

The National Weather Service station in San Diego released a precipitation summary of rain totals with coastal Orange County, reporting that roughly 1 inch to 1.5 inches of rain fell locally from Sunday night through Monday. In Anaheim, a new daily precipitation record was established on Sunday with a total of 1.33 inches of rain, beating out the previous 0.94 inch record set in 1989.

Costa Mesa residents reported on social media that hail rained down on their houses. In Fountain Valley, there were signs of fallen tree branches after winds that whipped through, and debris accumulated in parts of Huntington Beach.

Meteorologists at the National Weather Service said in a forecast Tuesday that dry and cool conditions will continue to persist throughout the week, but daytime temperatures will begin to rise through Friday.

The Orange County Health Care Agency issued a cold temperature advisory on Monday.

County officials said forecasts indicate overnight temperatures could drop to the low 40s in some parts of inland and coastal

Orange County and noted that colder than normal temperatures increase the risk for related illnesses like hypothermia, especially in those sensitive to weather changes.

“When prolonged exposure to very cold temperatures occurs, it is important to make certain that you are protected from hypothermia. In addition, it is critical to check that seniors who live alone, your neighbors, pets and vulnerable populations are safe during this time,” Dr. Regina Chinsio-Kwong, county health officer and the agency's chief medical officer, said in a statement.

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Scott Smeltzer | Staff Photographer

A **DOUBLE** rainbow appears in the sky over Brookhurst Marsh in Huntington Beach. O.C. officials have issued a cold temperature advisory.



**GIRLS' WATER POLO**

# Orange Lutheran hands Laguna Beach first loss

BY MATT SZABO

Two women with a combined four Olympic gold medals in water polo were on the Corona del Mar High pool deck Saturday afternoon.

CdM girls' water polo coach Melissa Seidemann has three gold medals, and she watched as CdM served as host of a key nonleague match between Laguna Beach and Orange Lutheran.

First-year Orange Lutheran coach Brenda Villa, a four-time Olympic medalist widely regarded as one of the best female players in history, won gold in her last Olympics in 2012 in London.

"It's really exciting to see these passionate women coaching women's water

polo," first-year Laguna Beach head coach Claire Sonne said. "I think that's something that the sport has needed for a long time, so it's exciting to see them stepping up to the plate there."

The high school equivalent to a gold medal is a CIF Southern Section championship. It's early in the season, but Villa's Lancers have perhaps established themselves as a team to beat after Saturday's 8-6 victory over Laguna Beach.

UC Irvine-bound senior left-hander Sara Naulty scored five goals for Orange Lutheran (4-0), and freshman Allison Cohen scored twice. Sophomore Michelle Urkov added a goal.

The Breakers had a 2-0 lead late in the first half on a goal by junior Ava Knepper,

then a power-play strike from senior center Charlotte Riches assisted by sophomore Presley Jones. But the Lancers seized control of the match by scoring five straight goals from a stretch just before halftime into the third quarter.

"Brenda's really big on keeping our composure," said Naulty, the team captain. "When she calls time-outs or even in-between quarters, she's really big on keeping our composure. If we have a really big run, we just need to keep that energy, and I think that's what helped us. I know that all of us have each other's backs, so if we get down or anything, we're really big on bringing each other back up after going down."

Laguna Beach (2-1) tried to rally in the matchup,

though that was made more difficult as Knepper and Myha Pinto fouled out in the second half.

First Laguna sophomore Kara Carver, then junior Emmy Hensley, drew penalty shots late in the third quarter. Jones put away the penalty shot each time, trimming Orange Lutheran's lead to 5-4 entering the final frame.

Riches' third goal pulled Laguna Beach within 6-5, but Orange Lutheran got a power-play goal and penalty shot from Naulty to pull back into a more comfortable position.

Senior goalkeeper Lauren Schneider had a standout game for the Breakers with 12 saves and three steals. But offensively, Laguna Beach saw chances slip away.

Laguna finished just two for eight on the power play, and converted two of three penalty shots.

"We needed to execute better, for sure," Sonne said.



Kevin Chang | Staff Photographer

**LAGUNA BEACH** goalkeeper Lauren Schneider reaches to make a save against Orange Lutheran in a nonleague match on Saturday at Corona del Mar High School.

"Missing a penalty is tough. Missing a six-on-five where their goalie was out is tough. We had the opportunities right there in front of us and we just couldn't take advantage of it fully, couldn't execute well enough today. But more than anything, more than the X's and O's for me, we

need to improve on finding composure. That's something that I know we will improve on."

Laguna Beach is back in action when it plays at Mater Dei in a nonleague match Friday at 4 p.m.

matthew.szabo@latimes.com  
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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. Auction sale December 19, 2022 approx. 2:00 PM at storagetreasures.com.  
Tenant Name  
Mubarak Alketbi, Andrew Grunner, Gavin Matthews, Tim Wilson, Stephen Morrison, Brad McCarthy  
All purchased goods are sold "as is." Purchased goods must be removed 72 hours within close of online sale. Sale Subject to cancellation up to time of sale, company reserves the right to refuse any online bids and to bid at the online sale  
12/7, 12/14/22  
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Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday December 28, 2022 at 2:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.  
Crystal A Caro  
Sarah Denkler  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 14th of December 2022 and 21st of December 2022 by Costa Mesa Self Storage, 3180 Red Hill Ave Costa Mesa, CA 91745 (714) 966-9901  
12/14, 12/21/22  
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**DAILY PILOT**

**BSC 222636**

**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: HELEN BIJANSKYJ**

**30-2022-01293216-PR-PW-CJC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **HELEN BIJANSKYJ**.  
**A PETITION FOR PROBATE** has been filed by **Andrew Serednycky** in the Superior Court of California, County of **ORANGE**.  
**THE PETITION FOR PROBATE** requests that **Andrew Serednycky** 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 **January 18, 2023 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 (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 M. RASCH, ESQ  
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901 DOVE ST., STE 120  
NEWPORT BEACH, CA 92660  
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Mubarak Alketbi, Andrew Grunner, Gavin Matthews, Tim Wilson, Stephen Morrison, Brad McCarthy, James Silva, Toney Eggleston, Kevin Scott  
All purchased goods are sold "as is." Purchased goods must be removed 72 hours within close of online sale. Sale Subject to cancellation up to time of sale, company reserves the right to refuse any online bids and to bid at the online sale  
12/7, 12/14/22  
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**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)  
Escrow No. 888534-BJ  
(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: Ranok Management, Inc., 401 Newport Center Drive Ste #A106, 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: Golden Sakura LLC, 401 Newport Center Drive Ste #A106, Newport Beach, CA 92660  
(5) The location and general description of the assets to be sold are furniture, fixtures and equipment, tradename, goodwill, lease, leasehold improvements, covenant not to compete, of that certain business located at: 401 Newport Center Drive Ste #A106, Newport Beach, CA 92660.  
(6) The business name used by the seller(s) at said location is: Mochinut Newport Beach.  
(7) The anticipated date of the bulk sale is 01/03/23 at the office of Unity Escrow, Inc., 3600 Wilshire Blvd., Suite 900 Los Angeles, CA 90010, Escrow No. 888534-SJ, Escrow Officer: Stacey Lee.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 12/30/22.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(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: December 2, 2022  
Transferees:  
Golden Sakura LLC, a California Limited Liability Company  
By: S/ Wenjian Liao, Manager  
12/14/22  
**CNS-3650723#**  
**DAILY PILOT**



## SERVICE

Continued from page A1

along with a proportionate price cut for people signed up for the more expensive options. The new rates would go into effect in mid-January.

OCPA had been criticized for not offering a discount against its for-profit competitor when it launched, even though other CCAs operating at the time were. But the Orange County collective might have been able to if SCE hadn't been undercharging customers, one of its board members, Huntington Beach City Councilman Dan Kalmick, suggested during Tuesday's meeting.

"SCE was basically undercutting our ability to come in at a discount," he said in a phone interview later that day.

The relatively lower rates for OCPA customers in 2023 are possible partly because Edison collected about \$770 million and \$970 million less in 2021 and 2022, respectively, than what it had spent to procure energy from the grid, according to Tiffany Law, OCPA chief financial officer.

To compensate for past shortfalls, SCE will raise its rates in 2023. That will allow OCPA to charge less in comparison for its basic plan, saving customers

around \$6.8 million, Probolsky said.

He further noted that a wide range of factors, including global supply chain problems and ongoing military conflicts have been driving up energy costs globally. Chief among those is climate change, which CCAs like the OCPA hope to combat by creating market-driven incentives to develop green energy solutions.

"We're trying to claw that back," Probolsky said. "Lower rates are nice, but they ebb and flow. We're focused on fulfilling our mission, which is providing cleaner renewable electricity at competitive rates and then reinvesting back in programs for our residents and businesses and communities."

Less competitive rates may be part of the reason a report released the day before the board's meeting found that 16.5% of customers in its coverage area had opted to return to SCE. That's a portion twice as high as what the co-op had initially planned for or what's typically seen at other CCAs in California.

The report was commissioned by the Orange County Board of Supervisors, one of the bodies represented in the leadership of the OCPA. The supervisors have considered taking the unincorporated communities they represent out

of the renewable energy partnership and will discuss the issue during a meeting on Dec. 20. Their appointee to the OCPA, Supervisor Don Wagner, was not present at Tuesday's meeting.

Kalmick said OCPA faced more opposition than other CCAs from groups that went online and door to door to convince Orange County residents to opt out of its service. He acknowledged it was disappointing to see that its customer base was smaller than what had been projected but said that shouldn't have an impact on OCPA's rates or ability to reliably supply power.

OCPA's launch had also been mired by concerns over a lack of experience among its executive staff. A harshly critical Orange County Grand Jury report pointed out that Probolsky had no prior experience leading a CCA and was the sole candidate suggested during the hiring process for its CEO. The Huntington Beach City Council had taken a vote in his leadership of the co-op amid those criticisms.

The grand jury report also stated that OCPA officials were late in releasing financial data to the public, alleging that its executives were failing to be adequately transparent. That information was eventually made public before the report came out and remains updated on the Orange County CCAs website, Probolsky said.

"Our board meetings are held in the open," Probolsky said Tuesday. "People can participate in them in real time or go back and check them later on, our financials and policies are published on our website. We hear those concerns."

An independent examination of OCPA's finances presented Tuesday found no irregularities or apparent misconduct in how it was conducting business, said Brett Bradford of Pistent and Brinker, the accounting firm that performed the audit. He also noted that the collective appears to be solvent. And according to data shared at the meeting, it is paying its debts on time and has amassed over \$50 million in a reserve fund.

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# Daily Pilot

A Times Community News publication.

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(UCC Sec. 6105)  
Escrow No. 824004-JT  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:  
TAICHI CUISINE, INC., a California corporation, 5414 Walnut Avenue, Suite A, Irvine, CA 92604  
Doing Business as: TAICHI CUISINE INC.  
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: N/A  
The location in California of the Chief Executive Officer of the Seller(s) is: 16 Via Ambra, Newport Coast, CA 92657  
The name(s) and address of the Buyer(s) is/are:  
MA EXPRESS GROUP, a California corporation, 157 Summerland, Irvine, CA 92602  
The assets to be sold are described in general as: all furnishing, equipment and fixtures and are located at: 5414 Walnut Avenue, Suite A, Irvine, CA 92604  
The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748 and the anticipated sale date is 01/03/2023.  
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: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748 and the last date for filing claims shall be 12/30/2022 which is the business day before the sale date specified above.  
Dated: 12/3/22  
Buyer:  
MA EXPRESS GROUP, a California corporation  
By: S/ BING MA, CEO and Secretary  
12/14/22  
**CNS-3651460#**  
**DAILY PILOT**

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Ezzettes Howel  
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Sara Pedersen  
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Miguel Calderon Navarro  
Ann Pizinger  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Dated this 14th of December 2022 and 21st of December 2022 by Woodbridge Self Storage , 5020 Barranca Pkwy. Irvine, CA 92604 (949) 857-4900  
12/14, 12/21/22  
**CNS-3651460#**  
**DAILY PILOT**

**LEGAL NOTICE**

**Trustee Sale#:** Do 1020001ACT APN 935-341-16  
**Notice of Trustee's Sale** You are in default under a notice of delinquent assessment recorded 9/30/2021. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On 1/5/2023 at 10:00 AM, MLG Assessment Recovery, LLC, as the duly appointed trustee will sell all right, title and interest held by the trustee, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy to the obligation secured by the lien as set forth in that certain Notice of Delinquent Assessment, recorded on 9/30/2021 as Document No. 2021000604536 of Official Records in the Office of the Recorder of Orange County, California, wherein this office is the duly appointed trustee. The original trustor (record owner at the time the Notice of Delinquent Assessment was recorded) was Hanh Thi My Do and Linh Khanh Huynh. 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: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman Ave., Orange, CA 92866  
Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at the 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 the 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 the property, you may call 949-860-9155 or visit this internet web site [www.innovativefieldservices.com](http://www.innovativefieldservices.com), using the Trustee Sale number listed above. 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. All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land as follows: as more fully described in the above referenced Notice of Delinquent Assessment. The street address and other common designation, if any of the real property described above is purported to be: 324 Tangelo #325 Irvine, Ca 92618 This sale is subject to a 90-day right of redemption pursuant to Civil Code 5715. 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, reasonably estimated fees, charges, and expenses of the Trustee, reasonably estimated to be \$15,634.56. Accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, Orange Tree Condominium Owners Association, under said Notice of Delinquent Assessment 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 tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 714-893-9919, or visit this internet website [www.innovativefieldservices.com](http://www.innovativefieldservices.com), using the file number assigned to this case DO 1020001ACT 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. The Trustee authorized by the Association to enforce the lien by sale is MLG Assessment Recovery, LLC, 166 W. Ramsey St., Banning, Ca, 92220; phone (714) 893-9919. For Sales information please call: 949-860-9155 or visit this Web Site: [www.innovativefieldservices.com](http://www.innovativefieldservices.com) We are a debt collector attempting to collect a debt. Any information obtained from you will be used for that purpose. Date: 12/2/2022 MLG Assessment Recovery, LLC 166 W. Ramsey St. Banning, Ca 92220 Tiffany Lawler, Authorized Signature for MLG Assessment Recovery, LLC, Trustee, Agent for Orange Tree Condominium Owners Association. (IF# 28397 12/14/22, 12/21/22, 12/28/22)

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)  
Escrow No. 105257-GK  
(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: **BASILY RESTAURANT CORP., 6060 SCHOLARSHIP, IRVINE, CA 92612**  
(3) The location in California of the chief executive office of the Seller is:  
(4) The name and business address of the Buyer(s) are: **HANGSONG LIM OR ASSIGNEE, 1971 OVERLOOK RD, FULLERTON, CA 92831**  
(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES AND EQUIPMENT, TRADENAME, COVENANT NOT TO COMPETE, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS** of that certain business located at: **6060 SCHOLARSHIP, IRVINE, CA 92612**  
(6) The business name used by the seller(s) at said location is: **AVOCADO CAFE**  
(7) The anticipated date of the bulk sale is **JANUARY 3, 2023**, at the office of **ESCROW WORLD INC, 416 S. SPRING ST, STE 408, LOS ANGELES, CA 90013**, Escrow No. **105257-GK**, Escrow Officer: **GINA KANG**  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is: **DECEMBER 30, 2022**  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business name(s) and addresses used by the Seller within three years before such list was sent or delivered to the Buyer are: **NONE**  
DATED: **DECEMBER 8, 2022**  
TRANSFEREES: **HANGSONG LIM OR ASSIGNEE 1327046-PP DAILY PILOT 12/14/22**

**BSC 222640**  
**NOTICE OF PETITION**  
**TO ADMINISTER ESTATE OF:**  
**JONATHAN EDMUND BURTON**  
**30-2022-01295051-PR-W-CJC**

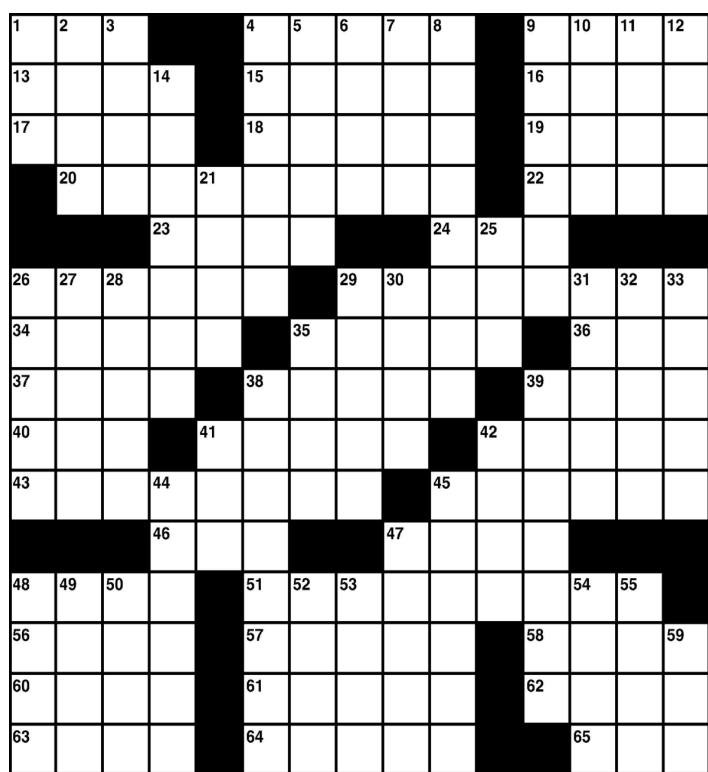
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **JONATHAN EDMUND BURTON.**  
A PETITION FOR PROBATE has been filed by **JENNIFER BAUER** in the Superior Court of California, County of **ORANGE.**  
THE PETITION FOR PROBATE requests that **JENNIFER BAUER** 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 **February 01, 2023 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 ([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:  
LOREN J. CASTRO, ESQ  
CASTRO LAW, APC  
377 E. CHAPMAN AVE., STE 220  
PLACENTIA, CA 92870  
Published in the ORANGE COAST DAILY PILOT on: 12/14, 12/16 & 12/21/2022

**THE DAILY COMMUTER PUZZLE**

By *Jacqueline E. Mathews*

**ACROSS**

- 1 Hailed vehicle
- 4 Freight
- 9 Radar screen image
- 13 Thurman & others
- 15 For a second time
- 16 Clinton's AG Janet \_
- 17 Top-of-the-line
- 18 Traffic sign
- 19 Bumpkins
- 20 Good knife's quality
- 22 Lumber blemish
- 23 Recommend highly
- 24 Wrath
- 26 Yells
- 29 Not excessive
- 34 Quizzes
- 35 Scattered seeds
- 36 Olive Oyl's hairdo
- 37 Previously
- 38 Carried around
- 39 Carrole fish
- 40 "Time \_ Bottle"; Jim Croce hit
- 41 Bored with it all
- 42 "The Sound of \_"; 1965 film
- 43 St. Louis athlete
- 45 Not roundabout
- 46 Silly Putty container
- 47 Aaron or Azaria
- 48 "Fuzzy Wuzzy



For answers to the crossword, see page A2.

- \_ bear"
  - 51 On the horizon
  - 56 Applied frosting to
  - 57 Bring into \_; create
  - 58 \_ up; absorb
  - 60 "My Country, 'Tis of \_"
  - 61 Javelin
  - 62 Healthy
  - 63 "Ave Maria," for one
  - 64 "Come in!"
  - 65 Barnyard bird
- 8 Not reciprocal
  - 9 Owner of a real estate firm
  - 10 Skinny
  - 11 Almanac contents, for short
  - 12 Washington, D.C., paper
  - 14 Law
  - 21 Decays
  - 25 Burgundy, e.g.
  - 26 Unflinching
  - 27 Reddish dye
  - 28 Acting award
  - 29 Driver's stopover
  - 30 Ran up a tab
  - 31 Mistreat
  - 32 Hip-length top
  - 33 \_ laws; legislate
  - 35 Scotch and \_; bar order
  - 38 Capable of being touched
  - 39 Istanbul's language
  - 41 Lively dance
  - 42 Obey
  - 44 Benumb
  - 45 Peril
  - 47 For this reason
  - 48 \_ child; pregnant
  - 49 Like overworked muscles
  - 50 \_ like; appear to be
  - 52 Heartless
  - 53 16 fluid ounces
  - 54 Father of Ham, Shem & Japheth
  - 55 Storm or Gordon
  - 59 Jennings of "Jeopardy!"

Tribune Media Services

**NOISE**

*Continued from page A1*


her car, with the car half-way into our wall." Store employees speaking about the incident Tuesday said no one was hurt as a result of the crash. Laguna Beach police were not immediately available to comment on the collision.  
The vehicle crashed into a section consisting largely of lumber, narrowly missing the paint wall by a matter of a few feet.  
When asked if the damage could be quantified, store manager David Alfie

said, "No, because ... we lost business for the whole day. That hurt worse than anything this time of year. ... The shelves that everything was on, that's probably our next biggest loss right there. Probably around \$5,000 just for the shelves, if we're lucky."  
Coast Hardware, which Alfie said is owned by a Corona del Mar family whose name he did not disclose, was back in business Tuesday. The outside wall had been boarded up, while the lumber section had been coned off inside.  
[andrew.turner@latimes.com](mailto:andrew.turner@latimes.com)  
Twitter: @AndrewTurnerTCN



Don Leach

A WALL is boarded up outside the parking lot at Coast Hardware, where a car crashed into the Laguna Beach store on Monday. The store reopened on Tuesday.



**Michael Langdon Marr**  
May 9, 1936 - December 5, 2022  
Bend, Oregon - Michael Langdon Marr, 86, of Bend, Oregon, entered into eternal rest Monday, December 5, 2022, after a short illness.  
The deceased was born to the late Ned and Lois Marr in Los Angeles, CA, May 9, 1936.  
He is survived by his wife, Phyllis Milum Marr of Bend, OR; son, Patrick Marr (Maureen O'Farrell) of Sullivan's Island, SC and granddaughters Cate (Washington, DC), Megan (Washington, DC) and Bridget (Nashville, TN); son Thomas Marr (Christine Jacobs) and granddaughters Maggie and Reagan, all of Newport Beach, CA; and daughter Molly Marr Tuttle (Crawford Tuttle) of Camas, WA and grandchildren Olivia (Tucson, AZ) and Owen (Camas, WA); sister Hilarie Marr Withers (Cecil Withers) of Westlake Village, CA; sister-in-law Maureen Marr (Denver, CO); and nine nieces and nephews.  
The deceased is preceded in death by his brothers, Peter Marr of Newport Beach, CA and William Marr of La Canada, CA.  
Mike graduated from South Pasadena High School in 1954 and after a brief stint in the US Navy, Mike received his bachelor's degree from the University of California at Santa Barbara, where he was a member of Kappa Sigma Fraternity. During college, he met his sweetheart, Phyllis Milum, whom he married after graduation. Mike had a stellar career in commercial real estate with firms Coldwell Banker (precursor to CBRE), JC Penney and Melvin Simon Development. Mike was an expert in negotiating large anchor store transactions on behalf of JC Penney, and then developing shopping centers for Melvin Simon Development. Mike's career brought him to Newport Beach, CA in 1969 and then New Canaan, CT, Sewickley, PA and back to Newport Beach. After a successful career of selling high-end homes in Newport Beach in the 1990's, Mike and Phyllis retired to Bend, Oregon to take full advantage of snow skiing, golfing, fly-fishing and other outside endeavors.  
As a youngster, Mike was raised in Southern California, Modesto, CA and Philadelphia, PA. Mike was a fifth generation Californian and had a knack for making friends everywhere he went and remained friends with people all over the country up to his death. Mike loved to travel, visit with his grandchildren, and play golf at Broken Top Club. Mike was especially fond of his 60-pound Labrador, Doc, where he was seen daily walking Doc throughout Broken Top. Mike believed his greatest achievements was somehow snagging one Phyllis Milum, remaining married for more than 61 years, and raising three children where he instilled in them the highest degree of integrity and being loyal to family and friends. Mike was unique in that he had many that considered him their best friend. Mike was as honest as the day was long and truly genuine. His quick wit and annual Christmas letters kept people laughing and made people want to be around him.  
A celebration of life will be held in Bend, OR and Newport Beach, CA at a later date. In lieu of flowers, memorials made to Bend Disabled American Veterans (DAV).

**RECOUNT**

*Continued from page A1*

housing projects to be built in areas that have been blighted by a lack of development under Measure Y.  
Some residents have also speculated the passage of Measure K would bring Costa Mesa into compliance with state housing mandates that call on cities to plan for additional housing in roughly the next decade.  
But when asked whether the results of the election would aid the city in getting its Housing Element plan approved by the state — already more than a year past an initial deadline — city staff did not respond to multiple requests for information.  
Cynthia McDonald, a resident who worked alongside Spadoni in 2016 in support of Measure Y and campaigned with her and others against Measure K, said Monday they knew a recount wouldn't be cheap but felt compelled to make the request.  
"The ROV won't tell you the cost unless you request a recount," she said. "The thought was maybe we'd find some angel who'd come along [and help with funds] — but there was no angel."  
McDonald said the grassroots group's work wasn't over just yet. A recent version of Costa Mesa's housing element mentions fully eliminating voter approvals guaranteed by Measure Y, including in residential areas, by 2025.  
Spadoni agreed.  
"We live to fight again," she said Monday.

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