

Daily Pilot

FRIDAY, NOVEMBER 10, 2023 // dailypilot.com

Costa Mesa targets eviction notices

Under rising tide of displaced residents, new law sets restrictions on landlords seeking to remove tenants.

BY SARA CARDINE

An urgency ordinance approved Tuesday by the Costa Mesa City Council aims to protect rental tenants — estimated to comprise 60% of the city's population — who face eviction through no fault of their own.

The new law, which takes effect immediately, widens the safety net for tenants whose landlords have asked them to vacate to accommodate substantial renovations, the sale of a property or to provide housing for landlords or their family members.

"This ordinance has one goal — and it's a goal that everyone, regardless of what side of the line you find yourself on, can agree with — and that's that no Costa Mesa family would ever be evicted into homelessness," said Nate Robbins, the city's neighborhood improvement manager.

Robbins described an eviction crisis seen by officials in recent months. Between July 1 and Oct. 16, a total of 41 households reported receiving eviction notices. In the nine days that followed, news of another 22 evictions, impacting 76 people, reached City Hall.

The city was contacted on Oct. 27 by Newport-Mesa Unified School District regarding four school families that had been forced from their homes and were living on the street. Officials estimate that, at the current rate, the city will see another 160 to 170 evictions in the next year.

Robbins said many people

See **Eviction**, page A6

ALSO FROM THE DAILY PILOT:



Don Leach

LAGUNA BEACH GIRLS' TENNIS BREAKS THROUGH, RETURNS TO CIF FINALS FOR FIRST TIME IN 5 YEARS PAGE A5



File Photo

AMERICAN LEGION Huntington Beach Post 133 honor guard perform a three volley rifle salute during the 2019 Veterans Day ceremony at Pier Plaza in Huntington Beach. This year's ceremony takes place at 11 a.m. Saturday.

Plans set for coastal O.C. to commemorate Veterans Day

Several area events are planned to mark Veterans Day, the federal holiday set aside each Nov. 11 to honor military veterans of the nation's armed forces. Here's a look at some of the local ceremonies and activities taking place Saturday.

CITY, AMERICAN LEGION POST TO HOST EVENT IN HUNTINGTON BEACH

Following a longtime tradition, the city of Huntington Beach and American Legion Huntington Beach Post 133 will hold a Veterans Day ceremony at 11 a.m. Saturday.

The free event will take place at Pier Plaza, 325 Pacific Coast Hwy., where civic leaders

will recognize the valor, dedication and heroism of veterans.

A car show will be held in the same location and is scheduled to run from 9 a.m. to 2 p.m. Proceeds raised will be earmark for wounded veterans.

OPEN WATER TO HOST VETERANS DAY CHANNEL CROSSING PADDLE-OUT

Roughly 45 veterans, first responders and surfers will paddle from Catalina Island to Huntington Beach on Saturday. The paddle-out, organized by Open Water, is the fifth annual Veterans Day channel crossing.

The group, which will be tailed by support

boats that include medical personnel, is expected to leave Catalina at daybreak and arrive in Huntington City Beach at around 2:30 to 3:30 p.m., between Towers 3 and 5.

HEROES HALL MUSEUM AT O.C. FAIRGROUNDS TO COMMEMORATE VETS

The Heroes Hall Museum and Education Center at the Orange County fairgrounds will host its annual Veterans Day commemoration on Saturday, from 2 to 4 p.m. The event will include a post-9/11 veteran pinning ceremony and the unveiling of a

See **Veterans**, page A3

2-alarm fire breaks out on Balboa Peninsula

BY LILLY NGUYEN

A two-alarm structure fire fanned by strong Santa Ana winds Wednesday night on the Balboa Peninsula damaged three businesses and a neighboring residential unit, according to officials with the Newport Beach Fire Department.

Firefighters responded to reports of a structure fire in the 100 block of Main Street at around 10:05 p.m., according to department spokesman Josh Leith.

Firefighters were able to quickly extinguish a large fire that had spread to the exterior of a neighboring house, Leith said.

While the cause of the fire remains under investigation by the department, a news release on the incident issued Thursday said it's believed the fire origi-

nated in a retail business that is flanked by two restaurants. The bulk of the fire was battled at the rear of the structures.

All residents were evacuated safely, and no injuries were reported, according to the news release. One firefighter-paramedic was taken to Hoag Hospital for evaluation but was cleared for duty.

The buildings affected included the former location of the BJ's Restaurant & Brewery, the Balboa Shore Store and the Cabo Cantina, Leith confirmed.

All three units were red-tagged upon further inspection by firefighters, and two residents were displaced by the fire.

lilly.nguyen@latimes.com
Twitter: @lillibirds



Courtesy of the Newport Beach Fire Department

A FIRE BROKE OUT on the Balboa Peninsula at around 10:05 p.m. Wednesday. The Newport Beach Fire Department reported the fire appeared to have broken out at a retail business on Main Street.

Visions of sugarplums and more appear at Roger's Gardens



Courtesy of Roger's Gardens

ROGER'S GARDENS Christmas Boutique theme this year features holiday sweets.

BY SARAH MOSQUEDA

Visions of sugarplums as well as frosted gingerbread and peppermint swirls are all part of Roger's Gardens Christmas Boutique this year.

"When you walk through the front of the gallery this year, it is meant to make you feel like a kid in a candy shop, where you are surrounded by choices and treats," said Hedda Staines, vice president and head merchant for the Newport Beach nursery.

The Christmas Boutique has been a holiday tradition at Roger's Gardens for more than 30 years and draws more than a million visitors between October and December. The one-of-a-kind boutique features a curated collection of unique home and garden treasures for the season.

Staines, holiday and home decor buyer Crystal Pittman and their team of visual merchandisers spend the entire year planning and preparing for the boutique, choosing a theme 12

months in advance.

"We have a combined group of really talented people," said Staines. "Our buyers, our marketing department and visual merchandisers all contribute ideas."

Such advance planning means while shoppers are enjoying this year's boutique, the team is already busy on planning next year's theme.

"Right now we are talking about Halloween and Christmas for 2024 and even 2025," said Staines. "Sometimes there are ideas that we are so excited about, that we want to flesh out, and we can't do it all in one year."

The 2023 theme, "Christmas Confections," focuses on holiday sweets, with the boutique styled as a whimsical candy shop dreamland.

"The entrance is designed to feel like you are entering a candy store; we have little windows on each side with candy jars," Staines said. "Then when you get

See **Visions**, page A5

Laguna Beach rug merchant convicted of sexual assaults

BY PAUL ANDERSON

A Laguna Beach rug merchant was convicted Monday of sexually assaulting two women in his store more than a decade ago.

When the Orange County district attorney's office filed charges against Saeid Maralan, 65, of Laguna Niguel, in September 2011, he was charged with sexual assaults against eight women, and a month later three more accusers came forward. In the ensuing years, the case was whittled down to two victims he was charged with attacking and two others whose allegations were used in the trial to provide further evidence of a pattern of conduct.

At the time of the assaults, Maralan owned and operated two rug stores — one in San Clemente and the other in Laguna Beach, Deputy Dist. Atty. Tara Meath said in her opening statement.

Maralan, who was out on bail on a GPS monitor-

ing device, was taken into custody Monday after being convicted. He initially asked Orange County Superior Court Judge Kimberly Menninger to sentence him immediately, but he changed his mind after consulting with his attorney.

Maralan faces 15 years to life in prison when he is sentenced Jan. 12.

During the trial, two felony counts of indecent exposure with a prior conviction were dismissed Oct. 30 because the accusers were out of the country and unavailable to testify.

Maralan was convicted of two counts of sexual penetration by foreign object, a count of rape and a count of attempted oral copulation, all felonies.

Jurors also found true sentencing enhancements for multiple victims.

"It's disappointing," Maralan's attorney, John Barnett, told reporters.

One of the accusers came to the store at 222 Ocean Ave. April 10, 2011, with her mother to discuss

a deal to sell him some rugs, Meath said.

When the defendant greeted the women, he kissed both on the cheek and made "sexual innuendo" comments to the daughter, Meath said.

"She was in shock. She didn't know how to handle the situation," Meath said.

Later, Maralan took the daughter to a back room and "came on to her" immediately and pulled her pants down, Meath said.

As the woman struggled to push him away, he persisted and pulled her pants down again and sexually assaulted her, Meath said. At one point he touched himself with his pants down until he ejaculated, she said.

The two returned to the accuser's mother, completed the deal and the women left, Meath said.

The daughter subsequently told an aunt what had happened, and the sexual assault was reported to police, Meath

See *Merchant*, page A3

THE DAILY COMMUTER PUZZLE

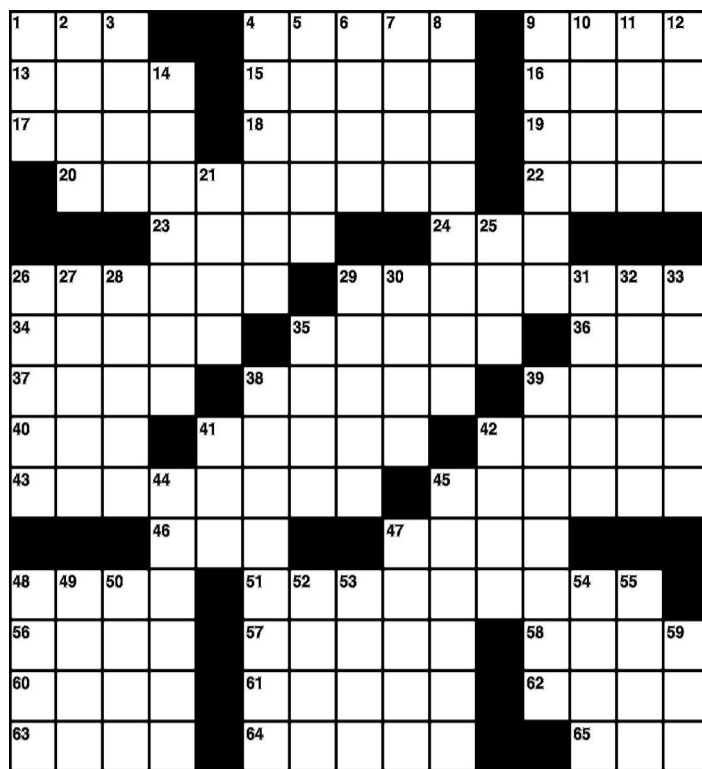
By Jacqueline E. Mathews

ACROSS

- 1 "Chicago Med" network
- 4 Run-ins
- 9 Letters on an invitation
- 13 Cowardice
- 15 Mysterious
- 16 Thick cord
- 17 Word with Lois or lovers'
- 18 Punctuation mark
- 19 Neighbor of Calif.
- 20 Replies
- 22 Griffey Sr. & Griffey Jr.
- 23 Felons
- 24 "Death Salesman"; 1949 play
- 26 Ridiculous
- 29 Solitary person
- 34 Inlet
- 35 Squirreled away
- 36 Word attached to weed or sick
- 37 Fit to be _; livid
- 38 Walked the floor
- 39 Shady deal
- 40 Bizarre
- 41 Refueling ship
- 42 Josh with
- 43 Felt miffed about
- 45 Made lion noises
- 46 Blood analysis site
- 47 P.O. box contents
- 48 "Stop right there!"
- 51 Tried-and-true
- 56 Pile
- 57 Get the hang of
- 58 Singer Diamond
- 60 Angers
- 61 Roomy
- 62 Stare
- 63 _ a question; ask
- 64 Spirited horse
- 65 _ race; daily grind

DOWN

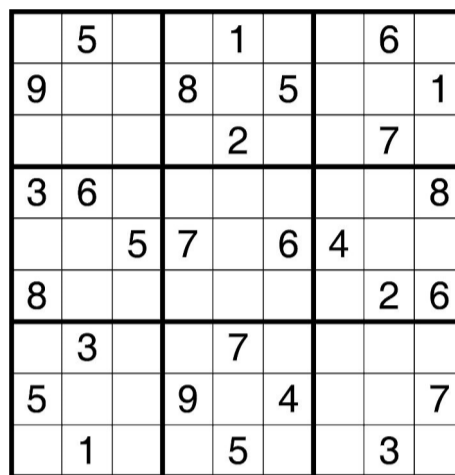
- 1 Org. for Eagles &



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.



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

- Ravens
- 2 Dangerous animal
- 3 Candy _; Yuletide treat
- 4 Primary school grade
- 5 Menial workers
- 6 Weaponry
- 7 Marathoner's concern
- 8 Added spices to
- 9 Newsman Tom
- 10 Days of _; bygone times
- 11 _-and-shut case
- 12 Panhandles
- 14 Plucked from

- peril
 - 21 _ chops; entrée choice
 - 25 Nourished
 - 26 Thespian
 - 27 Bouquet tosser
 - 28 Watermelon discards
 - 29 Intertwined
 - 30 Done
 - 31 Designer de la Renta
 - 32 Landlord's paper
 - 33 Renowned
 - 35 Business deal
 - 38 Fierce terriers
 - 39 Caulking
 - 41 "Cat _ Hot Tin Roof"
 - 42 Work hard
 - 44 Pass, as time
 - 45 Sprinkled or poured
 - 47 One of the Simpsons
 - 48 Miracle _; sandwich spread
 - 49 Novel's main character
 - 50 Thousand _; CA
 - 52 _ as a pin
 - 53 Cabbie's passenger
 - 54 Within earshot
 - 55 Sphinx site
 - 59 _ up; ease
- Tribune Media Services

AROUND TOWN

Dragon Kim Foundation seeking applicants

The nonprofit Dragon Kim Foundation is seeking applications for the 2024 Fellowship Cohort. The foundation will award community service grants of up to \$5,000 to around 60 projects thought of and implemented by teens.

Interested students can attend one of several "inspiration sessions" held in the coming weeks.

For more details on the sessions, and to sign up, visit calendly.com/beadragon/be-a-dragon-2024?month=2023-11.

Student teams of two or three are eligible to apply. The foundation will announce the winning students in the first quarter of 2024. Once selected, those students will participate in three weekends of leadership and business training.

"We are proud of these motivated high school students and look forward to attracting new students who want to bring

attention to important issues they have identified in their communities," Dragon Kim Foundation Board chairman and co-founder Daniel Kim said in a statement.

Applications are open through Jan. 9. Visit dragonkimfoundation.org or email info@dragonkimfoundation.org for more information.

Rossmoor Woman's Club plans Holiday Home Tour

The Rossmoor Woman's Club's annual Holiday Home Tour is scheduled from 11 a.m. to 4 p.m. Sunday, Dec. 3. Tickets for the community fundraiser are \$25 for adults (children under 12 free) and include self-guided tours of six Rossmoor homes, refreshments, carolers, Santa, a chance to enter a gift basket raffle and a wine pull. For tickets and more information, see the club's website rossmoorwomensclub.com.

— From staff reports



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VETERANS

Continued from page A1

new plaque honoring fallen heroes and veterans who served during that period of time. Admission and parking will be free.

Visitors will hear from the All-American Boys Chorus and learn of resources provided by veteran service organization booths. Free food and beverages will be provided by the Orange County Employees Assn., and attendees will be able to decorate dog tags and write postcards to troops. Those who served post-9/11 who are interested in being honored should visit bit.ly/3LTIQCb to register. For more information, call the Heroes Hall Museum at (714) 708-1613.

STATE PARKS OFFERS FREE ADMISSION TO 144 PARKS

The California Department of Parks and Recreation is offering free admission to all service members — active and otherwise — to 144 select parks up and down the state. To enter at no charge, people are being asked to present to park staff a valid military ID or a California driver's license identifying the individual

as a veteran.

In Orange County, the parks included are: Crystal Cove State Park, Bolsa Chica State Beach, Doheny State Beach, Huntington State Beach, San Clemente State Beach and San Onofre State Beach. For more details, visit parks.ca.gov/VeteransDay2023.

UCI HEALTH TO HOLD FLAG-RAISING CEREMONY

Officials at UCI Health are organizing a flag-raising ceremony to honor the veterans in its staff on Saturday at 9:15 a.m. Leadership will recognize the more than 30 working professionals that have served in the military.

The ceremony has been organized over the last three years by UCI Health cardiac telemetry unit nurse manager Brian Strong, a U.S. Army veteran and former medic, who wanted to recognize his fellow veterans. The ceremony will conclude at around 9:45 a.m. and be at the UCI Medical Center, 101 The City Drive South, Orange.

PETS FOR VETS TO BE HELD THIS WEEKEND

The Laguna Beach Animal Shelter will be rolling

See *Veterans*, page A5

MERCHANT

Continued from page A2

said.

The woman underwent a sexual assault exam and gave her pants to police for testing, Meath said.

Another accuser contended she was assaulted in March 2010 but didn't come forward to police until she read about Maralan being charged in September 2011, Meath said.

Maralan steered that victim to a back room area as well, Meath said.

"She wasn't as successful pushing him off," Meath said.

"She didn't report right away because she was embarrassed and shocked," according to the prosecutor.

The woman continued to do business with Maralan afterward, but she "thought it was an isolated incident" and she could "control" any future dealings with him, Meath said.

Another woman who was selling Persian bags wanted to put them on display at the defendant's store, Meath said. During a visit at the store, he took her to a back room and groped her chest, Meath alleged.

Maralan also invited a hairstylist to the store to cut his hair and steered her to the back room, grabbing her and saying he loved her and "needs attention," Meath said.

Maralan was convicted of sexual battery in April of 2000 in Los Angeles County, Meath said.

Barnett, the defense attorney, noted that the accuser who went to the store with her mother alleged she was sexually assaulted in a small space next to a water heater during the business day with customers and co-workers around.

"She says she was attacked in the middle of the day with her mother 30 feet away with workers coming and going," Barnett said.

He said they arrived for an appointment with Maralan at 3:35 p.m., were in the closet at 4:05 p.m. and came back out to complete the deal from 4:10 p.m. to about 5:07 p.m., Barnett said. They also had some wine with the rug store merchant, he added.

The other accuser said she was "raped" and "put on top of rugs," Barnett said.

"She says there was a male employee who saw her screaming and yelling and running off," Barnett said. "This is in the middle of the day while customers are coming in and out and employees coming in the side entrance."

During closing arguments, Barnett harped on the woman's claim that she would never return to the store alone because she feared the defendant, which the defense attorney said was contradicted by store surveillance video.

"She perjured herself," Barnett argued.

The woman said she went to the store with her sister, Barnett said. "But she went there by herself."

When confronted with the surveillance video, "her fault position is to lie," Barnett said, adding she claimed it wasn't her but then acknowledged it was her.

"She's walking in very confident, very unafraid," Barnett said.

The woman continued doing business with Maralan and then submitted an invoice for \$19,680 at one point that began with "Dear Saaid," Barnett said.

When she didn't get the money, she came forward after "reading about [the case] in the newspaper," Barnett said.

The other accuser was "desperate for money" to pay for health issues with her mother, the defense attorney said.

dailypilot@latimes.com
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MARKETPLACE

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Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices
<p align="center">BSC 224215 NOTICE OF PETITION TO ADMINISTER ESTATE OF: GERALD ALLEN TWIST 30-2023-01359340-PR-PW-CMC</p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: GERALD ALLEN TWIST.</p> <p>A PETITION FOR PROBATE has been filed by David Allen Twist in the Superior Court of California, County of ORANGE.</p> <p>THE PETITION FOR PROBATE requests that David Allen Twist be appointed as personal representative to administer the estate of the decedent.</p> <p>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.</p> <p>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.</p> <p>A HEARING on the petition will be held on Jan 17, 2024 at 1:30 p.m. in Dept. CM05 located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Attorney for the Petitioner: ROBERT E. PEARSON, II, ESQ ROBERT E. PEARSON, APLC 17782 E. 17TH ST., #109 TUSTIN, CA 92780 Published in the ORANGE COAST DAILY PILOT on: 11/10, 11/16 & 11/17/2023</p>					
<p align="center">BSC 224182 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Paul Allen DeGeorge, aka Paul A. DeGeorge, aka Paul DeGeorge, aka Paul DeGeorge 30-2022-01292046-PR-LA-CMC</p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Paul Allen DeGeorge, aka Paul A. DeGeorge, aka Paul DeGeorge.</p> <p>A PETITION FOR PROBATE has been filed by Heather J. DeGeorge in the Superior Court of California, County of ORANGE.</p> <p>THE PETITION FOR PROBATE requests that Heather J. DeGeorge be appointed as personal representative to administer the estate of the decedent.</p> <p>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.</p> <p>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.</p> <p>A HEARING on the petition will be held on Jan 11, 2024 at 1:30 p.m. in Dept. CM6 located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Attorney for the Petitioner: SHANNON C. PAPAZIS, ESQ & DUSTIN D. SICHON, ESQ FERRUZZO & FERRUZZO, LLP 3737 BIRCH STREET, STE 400 NEWPORT BEACH, CA 92660 Published in the ORANGE COAST DAILY PILOT on: 11/9, 11/10 & 11/16/2023</p>					
<p align="center">CITY OF COSTA MESA, ORANGE COUNTY, CALIFORNIA NOTICE INVITING BIDS</p> <p>NOTICE IS HEREBY GIVEN that the City of Costa Mesa ("City") invites sealed bids, to be submitted electronically only, for the following project: ADAMS AVENUE AND PINECREEK DRIVE INTERSECTION PROJECT, CITY PROJECT NO. 23-11, FEDERAL PROJECT NO. CML-5312(104) FEDERALLY-FUNDED PROJECT</p> <p>1. BID SUBMISSION AND OPENING: Bids must be submitted electronically via the City of Costa Mesa's PlanetBids portal before the deadline of 2:00 P.M., December 18, 2023, at which time or shortly thereafter the City Clerk will open bids electronically through PlanetBids, and the bid results will be posted online via PlanetBids. No paper bids or any other form of submittal will be accepted outside of PlanetBids. Any bid received after the scheduled closing time for the receipt of bids will be rejected. The City is not responsible for and accepts no liability in the event a response is late due to any network, internet, or any other technical difficulty or interruption. It shall be the sole responsibility of the bidder to ensure that his/her/its bid is received by the deadline. To access the bid documents and bid on this project, potential vendors and bidders must first register through the City's PlanetBids portal at: https://www.planetbids.com/portal/portal.cfm?CompanyID=45476.</p> <p>SCOPE OF WORK AND BID DOCUMENTS: The scope of work generally consists of intersection improvements and traffic signal modification at the intersection of Adams Avenue and Pinecreek Drive. The safety improvements include removal of the existing eastbound and northbound right-turn slip lanes into traditional right turn lanes, installation of new multi-use paths, concrete curb ramps, traffic and parking signs, pavement stripping and markings, green bicycle pavement markings and bicycle bus, median modifications, traffic signal modifications which include new poles and video detection equipment and slurry sealing of the project area. The plans, specifications, and bid documents for this project can be obtained via the City's PlanetBids portal at: https://www.planetbids.com/portal/portal.cfm?CompanyID=45476. It is the bidder's responsibility to ensure that the most current version of the solicitation, including any addenda, has been downloaded. Bids received without the applicable addenda will be rejected as incomplete.</p> <p>2. PRE-BID MEETING OR JOB WALK: There will be a pre-bid meeting on Thursday, November 30, 2023 at 9:00 a.m. on Zoom. The pre-bid meeting is not mandatory but is strongly recommended. Please use the zoom information below to access the meeting: Link: https://us06web.zoom.us/j/89205560249?pwd=T7xbGrXdtYtc4Clct1sRzH6ftF5AY.1 Meeting ID: 892 0556 0249 Passcode: 162745</p> <p>3. BID SECURITY: Each bidder must submit a certified check, cashier's check, or a bid bond, made payable to or in favor of the City of Costa Mesa, in an amount equal to at least ten percent (10%) of the total amount of the bid, to the Costa Mesa City Clerk PRIOR to the bid submission deadline. No bid will be considered unless such certified check, cashier's check, or bid bond is received by the City Clerk prior to the bid submission deadline.</p> <p>4. CONTRACTOR'S LICENSE: A valid California Contractor's License Class "A" (General Engineering Contractor) or Class "C-10" (Electrical) issued by the California Contractors State License Board is required at the time the contract is awarded pursuant to California Public Contract Code section 3300. Each bidder must also be qualified as required by law at the time of the bid opening.</p> <p>5. FEDERALLY-FUNDED PROJECT: This project is a federally-funded project and will be under federal regulations which include the Davis-Bacon Act and related acts. The wage determination will be under the Davis-Bacon Act and related acts and the Department of Industrial Relations, State of California (the Contractor and Subcontractors shall pay not less than the higher wage rate). The Disadvantaged Business Enterprise (DBE) contract goal for this project is SIXTEEN PERCENT (16%). The project will follow the new DBE requirements (as of May 2023) and also the new Build America Buy America (BABA) requirements (Issued - November 2022). The City has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locale in which work is to be performed for each craft classification or type of work needed to execute the contract. Holiday rates shall be paid as specified in the collective bargaining agreement applicable to each particular craft, classification or type of work employed on the project. In accordance with Section 1773.2 of the California Labor Code, the Contractor shall post a copy of the determination of the prevailing rate of wages at each job site. The Contractor and any subcontractor(s) shall pay not less than the specified prevailing rates of wages to all workers employed by them in the execution of the contract. A Contractor using a craft or classification not shown on the General Prevailing Wage Determinations may be required to pay the wage rate of the craft or classification most closely related to it as shown in the General Determinations effective at the time of the Call for bids. The Contractor shall comply with the provisions of Section 1770 to 1780, inclusive, of the California Labor Code; the prevailing rate and scale of wages established by the City of Costa Mesa, which are on file with the City Clerk of the City of Costa Mesa; and shall forfeit penalties prescribed therein for noncompliance of said Code. For all inquiries, please contact Administrative Secretary: Janet Zuazo, Public Works Department, via e-mail at janet.zuazo@costamesaca.gov. Brenda Green, City Clerk, City of Costa Mesa Dated: November 10, 2023</p>					

<p align="center">TOP BRANDS</p> <p align="center">BIGGER SAVINGS</p> <p align="center">latimes.com/Coupons</p> <p align="center">FIND IT. LOVE IT. BUY IT. THE SHOP</p>		<p align="center">TOP BRANDS</p> <p align="center">BIGGER SAVINGS</p> <p align="center">latimes.com/Coupons</p> <p align="center">FIND IT. LOVE IT. BUY IT. THE SHOP</p>	
<p>NOTICE OF TRUSTEE'S SALE TS No. CA-23-962808-NJ Order No.: FIN-23004579 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/25/2012. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Helga M. Schweininger, a widow Recorded: 5/1/2012 as Instrument No. 2012000247235 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 12/4/2023 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$72,986.02 The purported property address is: 3080 COUNTRY CLUB DRIVE, COSTA MESA, CA 92626 Assessor's Parcel No.: 139-163-04 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Lot 116 of Tract No. 3363, in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 112, Pages 37 to 48 inclusive of Miscellaneous Maps, in the office of the county recorder of said county. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-962808-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-962808-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 FOR NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-962808-NJ IDSPub #0189077 11/10/2023 11/17/2023 11/24/2023</p>			

Daily Pilot

A Times Community News publication.

CONTACT US

<p>Carol Cormaci Executive Editor carol.cormaci@latimes.com</p>	<p>Andrew Turner, Laguna Beach and Sports andrew.turner@latimes.com</p>
<p>Beth Raff Advertising Manager (424) 225-9928 beth.raff@latimes.com</p>	<p>Sarah Mosqueda, TimesOC sarah.mosqueda@latimes.com</p>

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

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

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Reporters:
Sara Cardine, Costa Mesa
sara.cardine@latimes.com
Lilly Nguyen, Newport Beach
lilly.nguyen@latimes.com
Matt Szabo, Huntington Beach and Sports
matthew.szabo@latimes.com



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

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday November 24, 2023 at 3:00 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.
 Michael J Rapport
 Andrew C Patterson
 Christopher J Ponzillo Business Intelligence Group
 All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this November 10, 2023 and November 17, 2023 by Irvine Self Storage, 2960 Main St, Irvine, CA, 92614 (949) 851-7900
 11/10, 11/17/23
CNS-3754681#
DAILY PILOT

NOTICE OF TRUSTEE'S SALE

Trustee Sale No. 166540 Title No. 230165536 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/11/2005. 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 11/29/2023 at 1:30 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/29/2005, as Instrument No. 2005000677955, in book xx, page xx, of Official Records in the office of the County Recorder of Orange County, State of California, executed by Thomas W. Burton, A Single Man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the North front entrance to the County Courthouse, 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST AND ATTACHED EXHIBIT A. EXHIBIT A LEGAL DESCRIPTION REF. NO. 166540 LOT 22, BLOCK G OF TRACT 594, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 25-26, INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN 117-213-15 The street address and other common designation, if any, of the real property described above is purported to be: 291 Flower Street, Costa Mesa, CA 92627 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of 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: \$505,926.57 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 10/31/2023 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 758-8052 The Mortgage Law Firm, PLC, may be attempting to collect a debt. Any information obtained may be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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, you may call (800) 758-8052 for information regarding the trustee's sale or visit this Internet Web site - www.Xome.com - for information regarding the sale of this property, using the file number assigned to this case: 166540. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052 for information regarding the trustee's sale, or visit this internet website www.Xome.com for information regarding the sale of this property, using the file number assigned to this case 166540 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. A-4800683 11/03/2023, 11/10/2023, 11/17/2023

Legal Notices

Title Order No. : 95527817 Trustee Sale No. : 86589 Loan No. : 399420261 APN : 930-68-482 // 930-68-483 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/21/2022 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/17/2023 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 3/24/2022 as Instrument No. 2022000114828 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: RENOVATIONS BUILDERS & DEVELOPERS INC., A CALIFORNIA CORPORATION , as Trustor DIMITRY VOLODINSKY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land thereon: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 172 E WILSON STREET COSTA MESA, CA 92627. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$719,210.56 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 10/17/2023 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. *NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 86589. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.COM, using the file number assigned to this case 86589 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. EXHIBIT A LEGAL DESCRIPTION PARCEL 1: PARCEL A: AN UNDIVIDED 1/2 INTEREST IN AND TO PARCEL 1 OF PARCEL MAP NO. 2018-193, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 402, PAGES 17 TO 19 OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS COMMON AREA IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (THE "DECLARATION"), RECORDED DECEMBER 12, 2019 AS INSTRUMENT NO. 2019000521778 OF OFFICIAL RECORDS OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 AND 2 AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN REFERRED TO BELOW. ALSO EXCEPTING AND RESERVING THEREFROM, NON-EXCLUSIVE APPURTENANT EASEMENTS FOR USE AND ENJOYMENT, UTILITIES, DRAINAGE, ENCRACEMENT AND OTHER PURPOSES AS DESCRIBED IN THE "DECLARATION" REFERRED TO ABOVE. ALSO EXCEPTING AND RESERVING THEREFROM, FOR THE USE AND BENEFIT OF THE OWNERS OF THE UNITS, THE EXCLUSIVE USE COMMON AREAS SHOWN AND DEFINED AS YARDS, DECKS AND GARAGES IN THE CONDOMINIUM PLAN REFERRED TO BELOW. PARCEL B: UNIT 1 AS SHOWN AND DEFINED IN THAT CERTAIN CONDOMINIUM PLAN DECEMBER 12, 2019 AS INSTRUMENT NO. 2019000521777 OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL C: NON-EXCLUSIVE APPURTENANT EASEMENTS FOR MAINTENANCE, REPAIR, ENCRACEMENTS, UTILITIES, DRAINAGE AND OTHER PURPOSES AS DESCRIBED IN THE "DECLARATION" REFERRED TO ABOVE. PARCEL D: THE EXCLUSIVE RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA FOR YARD, DECK AND GARAGE PURPOSES AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN AS "EXCLUSIVE USE COMMON AREA" Y-1, D-1 AND G-1. PARCEL 2: PARCEL A: AN UNDIVIDED 1/2 INTEREST IN AND TO PARCEL 1 OF PARCEL MAP NO. 2018-193, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 402, PAGES 17 TO 19 OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS COMMON AREA IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (THE "DECLARATION"), RECORDED DECEMBER 12, 2019 AS INSTRUMENT NO. 2019000521778 OF OFFICIAL RECORDS OF SAID COUNTY. EXHIBIT A LEGAL DESCRIPTION (continued) EXCEPT THEREFROM UNITS 1 AND 2 AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN REFERRED TO BELOW. ALSO EXCEPTING AND RESERVING THEREFROM, NON-EXCLUSIVE APPURTENANT EASEMENTS FOR USE AND ENJOYMENT, UTILITIES, DRAINAGE, ENCRACEMENT AND OTHER PURPOSES AS DESCRIBED IN THE "DECLARATION" REFERRED TO ABOVE. PARCEL D: THE EXCLUSIVE RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA FOR YARD, DECK AND GARAGE PURPOSES AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN AS "EXCLUSIVE USE COMMON AREA Y-2, D-2 AND G-2. APN: 930-68-482 // 930-68-483

Legal Notices

Legal Notices

Bids Wanted

CITY OF NEWPORT BEACH

NOTICE INVITING BIDS

Sealed bids shall be submitted electronically via PlanetBids to office of the City Clerk, 100 Civic Center Drive, Newport Beach, CA 92660 By 10:00 AM on the 12th day of December, 2023, at which time such bids shall be opened and read for

UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 124 (CENTRAL BALBOA ISLAND - PHASE 1)

CONTRACT NO. 9451-1

\$16,500,000
 Engineer's Estimate



Approved by

James M. Houlihan
 Deputy PWD/City Engineer

Prospective bidders may obtain Bid Documents, Project Specifications and Plans via PlanetBids: <http://www.planetbids.com/portal/portal.cfm?CompanyID=22078>

MANDATORY PRE-BID MEETING
 A mandatory pre-bid MEETING will be conducted for this project on **NOVEMBER 28, 2023 AT 10:00 am**, at the Civic Center Community Room located at 100 Civic Center Drive, Newport Beach, CA 92660. *Bidders who do not participate may be considered non-responsive.*

Hard copy bid documents will be available November 6, 2023, from: Mouse Graphics, 659 W. 19th Street, Costa Mesa, CA 92627 Email INFO@SENDMOUSE.COM or call (949) 548-5571 for shipping information ALL GENERAL CONTRACTORS ARE REQUIRED TO ORDER ONE SET TO BID PROJECT

Contractor License Classification(s) required for this project: "A" For further information, call Alfred Castanon, Project Manager at (949) 644-3314

NOTICE:
No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

BSC 224211 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Edgar H. Barber 30-2023-01358281-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Edgar H. Barber.**
A PETITION FOR PROBATE has been filed by **Melony Barber** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **Melony Barber** 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 any 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 **Jan 17, 2024 at 1:30 p.m. in Dept. CM5** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
 Attorney for the Petitioner: DOMENICO A. SCIRE, ESQ The Law Offices of C.R. Abrams, P.C. 27281 Las Ramblas, Suite 150 Mission Viejo, CA 92691
 Published in the ORANGE COAST DAILY PILOT on: 11/10, 11/16 & 11/17/2023

Legal Notices

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday November 24, 2023 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.
 Rekha Aggarwal
 Sara Pedersen
 Suk Won Kim
 Eugene Carter Jr
 Samantha Lee
 All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this November 10, 2023 and November 17, 2023 by Woodbridge Self Storage, 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900
 11/10, 11/17/23
CNS-3754689#
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE (SEC. 6106-6107 U.C.C.)

Escrow No. **9670**

Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
 The name(s) and business addresses of the seller are: **EL MESQUITTO GRILL INC., A CALIFORNIA CORPORATION AT 2590 NEWPORT BLVD STE D, COSTA MESA, CA 92627.**
 The location in California of the chief executive office of the seller is: **SAME AS ABOVE**
 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: **EL MESQUITTO GRILL AT 2590 NEWPORT BLVD # D, COSTA MESA, CA 92627.**
 The names and business addresses of the buyer are: **LA LAGUNA MEX GRILL INC., A CALIFORNIA CORPORATION AT 2590 NEWPORT BLVD STE D, COSTA MESA, CA 92627.**

The assets to be sold are described in general as: **BUSINESS, AND BUSINESS ASSETS, INCLUDING BUT NOT LIMITED TO: TRADENAME INVENTORY OF STOCK, GOODWILL, FURNITURE, FIXTURES AND EQUIPMENT** of that certain business known as **EL MESQUITTO GRILL located at: 2590 NEWPORT BLVD STE D, COSTA MESA, CA 92627, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA**
 The business name used by the seller at that location is: **EL MESQUITTO GRILL**
 The anticipated date of the bulk sale is: **DECEMBER 5, 2023** at the office of: **BEACH PACIFIC ESCROW, INC., 7372 PRINCE DRIVE #101, HUNTINGTON BEACH, CA 92647-4573**
 The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
 If so subject the name and address of the person with whom claims may be filed is: **PJ GARCIA, BEACH PACIFIC ESCROW, INC., 7372 PRINCE DRIVE #101, HUNTINGTON BEACH, CA 92647-4573**, and the last date for filing claims shall be **DECEMBER 4, 2023**, which is the business day before the sale date specified above.
 Dated: **NOVEMBER 1, 2023**
LA LAGUNA MEX GRILL INC., A CALIFORNIA CORPORATION
ORD-1967158 DAILY PILOT 11/10/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF Michael Thomas Stasiak

CASE NO. 30-2023-01353910-PR-PW-CMC

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

A PETITION FOR PROBATE has been filed by Michael Thomas Stasiak, also known as Michael T. Stasiak, Jr. in the Superior Court of California, County of Orange. **THE PETITION FOR PROBATE** requests that Michael Thomas Stasiak, also known as Michael T. Stasiak, Jr. 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 with full authority. (This authority will allow the personal representative to take any 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 12/14/2023 at 01:30 PM in Dept. CM06 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE CENTER.
NOTICE IN PROBATE CASES
 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (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: Cindy Nguyen, Esq. (273886) 3733 Rosemead Blvd., Suite 201 Rosemead, CA 91770
 Telephone: (626) 307-2800
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GIRLS' TENNIS

Laguna breaks through, returns to CIF finals

BY ANDREW TURNER

Players on both sides sat and waited, transfixed on the drama unfolding before them in the early afternoon of Wednesday's tilt for a spot in the CIF Southern Section Division 2 girls' tennis final.

The No. 3 singles match was the last on court in the first round of play between Santa Monica Crossroads and Laguna Beach, and the longer the set wore on, the more it became apparent the Breakers needed it.

Hannah Nguyen authored a backhand winner to conclude a 15-shot rally, rattling off five consecutive games at the end of her first set to win it by a score of 7-5, giving the Breakers a spark in their eventual 12-6 win at home.

"I think that win spurred on," Laguna Beach coach Robert Klugman said. "We won the next round 5-1, and then we were basically home free. It was a real catalyst. It got people psyched."

Teammates rushed over to embrace Nguyen after the key victory, which evened the match at three sets apiece after a first round that saw the Breakers sweep singles, with the Roadrunners doing the



LAGUNA BEACH'S Jessica MacCallum, seen against Corona del Mar on Sept. 28, did not drop a game in three sets against Crossroads on Wednesday.

Don Leach Staff Photographer

same in doubles.

"I was just happy about it," Nguyen said. "When everyone started rushing to me and hugging me, I was like, 'Oh, this is really cool. This is nice.'"

Laguna Beach (19-3) took off from there, the doubles pairings of Ava Chadha and Ryan Levine, as well as Isabella LoBosco and Kendyl Beresford claiming sets in the second round to take an 8-4 lead into the final rotation.

Dominant singles play from Jessica MacCallum, who had taken part in a

signing day ceremony on campus less than two hours before the match, helped take the edge off in the event the match came down to games. The Cal Poly signee did not drop a game against Crossroads (11-5).

Rebecca MacCallum surrendered just five games in sweeping her singles sets, and Nguyen captured both of her sets with a one-break margin of victory before being relieved.

"The first two years I played, my big sister [Sarah] was on the team, so

it's cool to be in the other position," Jessica MacCallum said. "I think it makes it just more important if you're playing for yourself, but also your teammates and then your sister, as well ..."

"It's really helped with the tough matches, where they're close, looking over at her and seeing, 'OK, I'm not only playing for myself. I have to dig deep for her and for everyone.'"

Top-seeded Laguna Beach will face Calabasas in the Division 2 final at 11:10 a.m. on Friday at the Clare-

mont Club.

Calabasas (15-3), the No. 3 seed, defeated second-seeded San Clemente 11-7 in its semifinal match.

The Breakers are 11-2 all-time in the CIF finals, but they haven't won a title since 2005. Their only appearance in a section championship since then saw Huntington Beach edge Laguna Beach 10-8 in the Division 3 final in 2018.

"I'm proud of the girls," Klugman said. "They've had a lot of good victories. We've had a combination of new players and old players. ... They really come together well as a team, which is really to me the point of high school tennis. Tennis is a very, very individual sport, and it's very rare, particularly for juniors, to get this experience together."

CIF Southern Section Division 2 semifinals
Laguna Beach 12, Crossroads 6

Singles: Jessica MacCallum (LB) def. Michaela Schachter (C) 6-0, def. Shane O'Sullivan (C) 6-0, def. Madeleine Kayne (C-sub) 6-0; Rebecca MacCallum (LB) 6-3, 6-2, 6-0; Lola Sabol (LB-sub) 1-6, Hannah Nguyen (LB) 6-4, def. Imogen Smith (C) 7-5.

Doubles: Ava Chadha/

Ryan Levine (LB) lost to Kyra Monti/Reilly Weg (C) 4-6, def. Gabrielle Shiao/Sofia Morovati (C) 6-4, def. Honor Warren/Valerie Ward (C) 6-1; Isabella LoBosco/Kendyl Beresford (LB) 6-2, 6-7, 6-0; Annabella Miller/Malia Preston (LB-sub) 1-6, Chloe Balliet/Rachel Jolley (LB) 0-6, 5-7.

Also in the CIF Southern Section girls' tennis play-offs:

Aliso Niguel 11, Fountain Valley 7: A memorable season for the Barons ended in the Division 1 semifinals on the road Wednesday.

Fountain Valley (13-5), the No. 2 representative from the Surf League, won seven of nine doubles sets but was swept in singles.

The Barons' doubles teams of Kendra Ly and Jaslyn Nguyen, as well as Katelyn Nguyen and Kacie Lam, both swept their three sets.

Fountain Valley coach Harshul Patel said he was proud of his girls, who advanced to the Division 1 semifinals for the first time in program history. Fountain Valley was a Division 2 finalist last year.

Staff writer Matt Szabo contributed to this report.

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

VETERANS

Continued from page A3

out a new, permanent program that will waive all adoption fees for those on active duty, were honorably discharged or retired from the armed forces in Orange County who apply and qualify to adopt a pet this Saturday.

The shelter is located at 20612 Laguna Canyon Road.

FOUNTAIN VALLEY TO HOST VETERANS DAY CEREMONY

The city of Fountain Valley is partnering with the West Orange County Veterans of Foreign Wars Post and Auxiliary 9557 to host a ceremony at Veterans Park on 17635 Los Alamos St. starting at 10 a.m. on Saturday.

Some seating will be

available, but those attending are encouraged to bring their own chairs.

The program will include color guard, a keynote speaker and recognition of the city's veterans.

KOLACHE FACTORY TO OFFER FREE BREAKFAST

The Kolache Factory brand announced that the start of November that it would offer free breakfast to all active service members and veterans on Veterans Day with a government-issued military photo ID or DD 214.

Those who are or have served will be able to redeem a free kolache of any kind and one cup of Katz coffee at any size. (Excluded from the offer are croissants, Polish varieties and espresso drinks.)

The free breakfast will be available on Veterans Day

only from 6 a.m. to 2 p.m. at any local Kolache Factory location. Huntington Beach has one on 6502 Bolsa Ave., and there is another in Tustin at 14091 Newport Ave.

SGT. PEPPERONI TO SERVE FREE LUNCH

On Saturday, Sgt. Pepperoni's Pizza locations in Newport Beach, Aliso Viejo and Irvine will offer two slices of pizza and a fountain drink of their choice to any and every veteran at no charge all day.

"All of us at Sgt. Pepperoni's would like to thank veterans for their bravery, service, and sacrifice," said Sgt. Pepperoni's co-owner Jeff Roberts in a statement announcing the deal earlier this month.

— Daily Pilot staff

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

VISIONS

Continued from page A1

into the space you have all these options."

Merchandise and products are globally sourced, sometimes discovered on the buyers' annual visit to Europe. It isn't unusual to find treasures like hand-turned wooden nutcrackers, German Santas and Polish glass ornaments.

Three weeks ahead of the boutique opening, a team of seven visual designers works to assemble the space, which includes 21 themed trees decorated with roughly 800 curated ornament styles. Curated tree themes in the confection category this year include a candy cane collection, a gingerbread icing collection, a *bon appetit* collection and a champagne dreams collection. The team also arranges and displays more than 3,000 unique products for purchase within the boutique.

While Staines said her team works together to make sure the display is impressive, it is also important for the decor to feel attainable.

"We wanted it to feel really accessible, but also inspirational," said Staines. "We wanted it to still feel like something you could execute at home."

Staines knows not every homeowner will update their entire holiday home look each year.

"The number of customers that do a completely new look every year is really minimal," said Staines. "Everybody is always evolving their own assortment."

Staines said many families have holiday decorations that have been passed down through the years just like other traditions of the season. It is



Courtesy of Roger's Gardens

ROGER'S GARDENS Christmas Boutique features holiday sweets-themed decor like this piece inspired by frosted gingerbread and peppermint swirls.

hard to replicate that connection, and Staines said the boutique is not meant to replace those favorite items but enhance them so new generations can tell their own family story.

"Christmas is an incredibly emotional holiday for many people, and you are always working with your family decorations and heirlooms pieces," she said. "There are things that you own already that are never not going to come out every Christmas."

The Roger's Gardens

Christmas Boutique is located at 2301 San Joaquin Hills Road in Corona del Mar and open 9 a.m. to 6 p.m. daily.

sarah.mosqueda@latimes.com
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BOYS' WATER POLO

Buzzer-beater lifts Newport Harbor to fifth CIF final

BY MATT SZABO

A special guest showed up on the Newport Harbor High pool deck before the match.

Marcia Barnett, the wife of the late legendary Sailors coach Bill Barnett, came to see the Sailors take on Studio City Harvard-Westlake on Wednesday night in the semifinals of the CIF Southern Section Open Division playoffs.

A video camera sat on a table in front of her. Newport Harbor coach Ross Sinclair, grinning, quickly picked it up.

"I'm not going to make you film," Sinclair said.

Video of the final moments was in high demand after the match, following a thriller that Bill Barnett himself surely would have appreciated.

Newport Harbor sophomore Connor Ohl scored a six-on-five goal at the buzzer to help the No. 2-seeded Sailors beat No. 3 Harvard-Westlake 12-11 and advance to Saturday's Open Division title match.

Newport Harbor (26-3) will go for a "three-peat" in the Open Division as it plays top-seeded JSerra (26-0) for the title at 6 p.m. Saturday at Mt. San Antonio College. It's a rematch of last year's final that the Sailors won 10-9.

JSerra beat Corona del Mar 14-6 in the other semifinal match Wednesday night.

This is the fifth straight CIF fi-

nals appearance in the top division for the proud Sailors, not counting a COVID year in 2020-21 when playoffs did not occur.

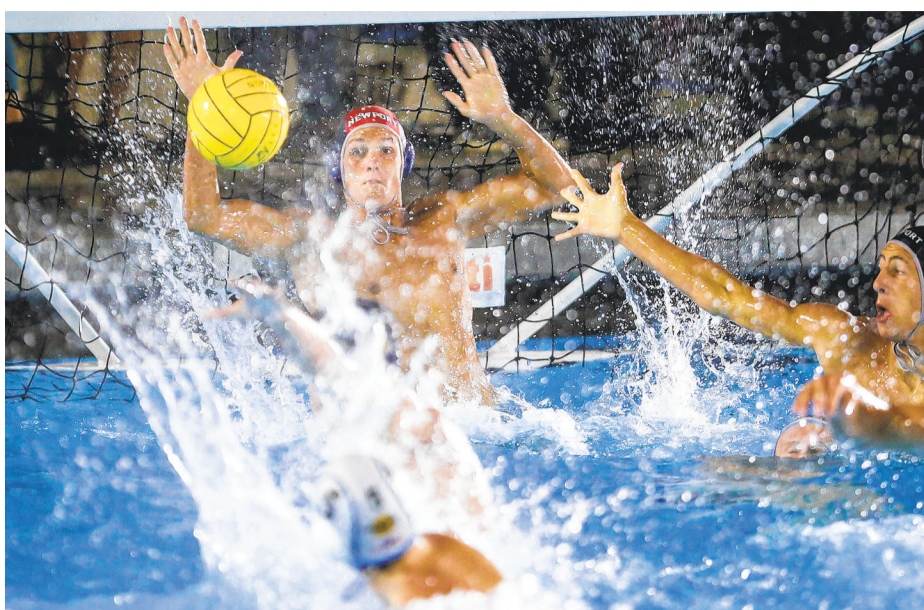
"It's a testament to everyone committing to this program here, from a coaching standpoint to a player standpoint to a community standpoint, school administration standpoint," Sinclair said. "Obviously, Barnett built it, and it's our job to keep it standing."

Ohl's fourth goal of the match came after junior goalkeeper Luke Harris made a fingertip save on Harvard-Westlake center Otto Stohart on the other end, preserving the tie. Sinclair called timeout with 31 seconds left.

In the sequence, Sailors senior center Peter Castillo drew an exclusion to set up the power play. Sophomore left-hander Mason Netzer held the ball on the right in the closing seconds — both Sinclair and Ohl said they thought that Netzer would shoot — but he found Ohl for a final shot just at the buzzer.

"It's all a blur now," Ohl said. "Mason just found the extra pass and we were able to convert on that."

Ohl, a 6-foot-5 transfer from Brunswick School in Connecticut, also led the Sailors with five steals. On the same day his older brother Ryan Ohl signed with Stanford men's water polo back in Brunswick, Connor also made plenty of waves on the West Coast with his buzzer-beater.



NEWPORT HARBOR goalkeeper Luke Harris, shown making a save against CdM earlier this year, had a key block in the final minute for the Sailors on Wednesday night.

File Photo

"I came out here and I just felt like I have something to prove to everybody," Ohl said. "Everybody back home, everybody out here, I just owe a debt, especially to my parents."

Ohl said his mom Diane moved with him to California, while his dad Chris stayed with his older brother on the East Coast.

Castillo had a mammoth performance at center for the Sailors, with five goals scored and nine exclusions drawn, including a penalty shot drawn. Owen Tift chipped in a goal and three assists, and Netzer also had a goal and an assist. Quinn Bartlett also

scored for the Sailors, who got an assist from Kai Kaneko and three steals from Jack Wright.

Senior Gavin Appeldorn provided his usual stellar center defense.

"He's an insane center defender," Sinclair said. "Their centers are really good, and he played almost the whole game."

Harvard-Westlake (19-8) led by as many as three goals in the second quarter. The Wolverines took an 11-10 lead with 3:58 left in the game on a penalty shot goal from Alexander Heenan.

The Sailors immediately answered when Castillo drew his

own penalty shot and scored it.

Harvard commit Dean Strauser paced Harvard-Westlake with four goals, but it wasn't enough to stop Newport Harbor from beating the Wolverines for the fourth time in five attempts this season.

Now, the Sailors will play for their third straight Open Division title on Saturday.

"It's where we want to be," said Castillo, who wouldn't mind another CIF championship ring before he heads off to UCLA. "It's exactly where we want to be."

matthew.szabo@latimes.com
Twitter: @mjszabo

EVICTION

Continued from page A1

leave upon receiving an eviction notice, whether the issuance complies with existing state and local laws or not.

"Several of those families actually had a case to extend their tenancy because the notice they received was completely invalid," he added.

City officials distinguish such no-fault evictions from at-fault notices, which may be issued for failure to pay rent, causing a nuisance or breach of contract.

To help stem the tide of families being displaced from their homes, the new law allocates \$300,000 of the city's \$3.5 million

remaining federal American Rescue Plan Act funding to help rental assistance organizations already working in the city expand services to tenants facing evictions.

Another \$250,000 in one-time ARPA funding will go toward rental-related legal services, including court filings and enforcement of the new ordinance.

It further requires all landlords to provide a 60-day notice to tenants, requires them to provide the tenant with one month of fair market value rent and to inform the city of the eviction within three days of issuing an eviction notice.

An additional three employees — an outreach worker, senior planner and code enforcement

officer — will also be added to the city's payroll at an annual cost of about \$600,000 to implement and enforce the new regulations.

Many of the provisions made Tuesday are designed to speed up, or to expand upon, a new state law passed in September — Senate Bill 567.

Set to take effect in April, the statewide mandate prevents property owners from displacing low-income tenants, only to replace them with new ones, by requiring landlords to provide notification and proof of substantial renovations or the names of family members moving in, who must reside there for 12 months.

After hearing from numerous residents, tenants and property

owners, along with several questions and substitute motions, council members eventually reached the requisite 6-1 vote needed for passage.

Councilman Don Harper, casting the lone dissenting vote, aired skepticism about how much of an effort the city made to understand the issue from landlords' points of view.

"I don't like penalizing property owners who may have put their life savings into something, and then we penalize them when it's not needed," he said.

Costa Mesa Councilman Manuel Chavez, who initially requested the city consider an eviction ordinance before SB 567 was signed into law, said despite its speediness and expansion upon

state laws, the new regulation just begins to address the true need in the community.

"I do think this is the bare minimum," he said.

Councilwoman Arlis Reynolds said she was glad to see the city move upstream in its effort to end homelessness, progressing from the most at-risk residents upward to preventing displacement for renters.

"This may or may not be the perfect solution — we've iterated on our homelessness solutions, we can iterate on this — but it's erring on the side of supporting our residents of Costa Mesa," she said.

sara.cardine@latimes.com
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