

# Daily Pilot

FRIDAY, SEPTEMBER 30, 2022 /// dailypilot.com



Photos by Scott Smeltzer | Staff Photographer

**MEMBERS OF** the U.S. Air Force Thunderbirds arrive at the Los Alamitos Joint Forces Training Base on Thursday. They are gearing up for the Pacific Airshow in Huntington Beach, which is expected to draw a massive crowd this weekend.

## Pacific Airshow ready to rip in H.B.

BY MATT SZABO

U.S. Air Force Capt. Daniel Katz liked going to the now defunct Van Nuys Airshow as a child growing up in the San Fernando Valley.

Sometimes, his mother would take him to Los Angeles International Airport to see planes take off and land.

"It was always just one of those things that I thought would be really cool to do," Katz said.

This weekend, Katz will be soaring over Huntington Beach at about 1,000 miles per hour.

He's a member of the Air Force Thunderbird demonstration pilot team which will take flight at the Pacific Airshow, which begins Friday and continues through Sunday.

Thunderbird planes Nos. 1 through 4 fly in a diamond formation. Katz is the No. 6 pilot, one of two solos along with the No. 5 pilot.

"You'll see us fly at each other real fast," Katz said. "We'll have a closing speed of about 1,000 miles an hour and pass about 75 feet apart. We fly upside down real well."

The Thunderbirds, celebrating the Air Force's 75th anniversary, are just one element of the show that has airshow director Kevin Elliott excited. They were featured at a media event Thursday afternoon at the

See *Airshow*, page A5



**ABOVE:** Walter Moskal, an E6 with the U.S. Navy Leap Frogs, parachutes in to the Los Alamitos Joint Forces Training Base.

**LEFT:** Daniel Katz, a captain with the U.S. Air Force Thunderbirds, speaks to reporters.

## Cannabis retailer drops case against Costa Mesa

Business that decried city's dispensary application process as unfair wins permit and agrees to pay city's legal fees.

BY SARA CARDINE

A cannabis retailer that sued Costa Mesa over its application process got the green light this week to open a dispensary on 17th Street and has agreed to pay the city's legal fees as part of a legal settlement.

RD x Catalyst-Costa Mesa claimed in an August 2021 complaint members of the City Council defied the mandates of Measure Q — a 2016 ballot measure legalizing retail cannabis sales

— when they allowed City Manager Lori Ann Farrell Harrison to determine how permits would be reviewed and granted.

When the process was rolled out, cannabis companies already conducting legal businesses in the fields of manufacturing, testing and distribution in an industrial "Green Zone" were allowed to submit applications ahead of most new enterprises.

City officials planned to process applications in

See *Cannabis*, page A6



Don Leach | Staff Photographer

**CANNABIS RETAILER** Catalyst will move into two suites of the commercial building in Costa Mesa.

## 2 H.B. climbers die scaling Idyllwild mountainside

BY CITY NEWS SERVICE

A pair of climbers who died trying to scale a mountainside east of Idyllwild were identified Thursday as a man and woman from Huntington Beach.

Gavin Escobar, 31, and Chelsea Walsh, 33, were fatally injured about 12:20 p.m. Wednesday near the Tahquitz Peak Fire Lookout, southeast of Humber Park, within the San Bernardino National Forest, according to the Riverside County Sheriff's Department.

Escobar was an off-duty Long Beach firefighter, who joined the agency in February, according to a department Facebook post. He was a former professional football tight end who spent four years with the Dallas

Cowboys and also had stints with teams including the Baltimore Ravens and Miami Dolphins. He played college football at San Diego State University.

Escobar is survived by his wife and two young children, according to the Long Beach Fire Department.

Officials indicated that the victims died while climbing a "rockface," but no other details were available.

It was unknown whether they were seasoned or amateur climbers.

Two witnesses spotted the victims and called 911, managing to get marginal mobile phone reception in the remote area.

See *Climbers*, page A2



Allen J. Schaben | Los Angeles Times

### ALSO FROM THE DAILY PILOT:

**LAWSUIT CHALLENGES 'OUTDATED' PLANS FOR SOCAL OFFSHORE OIL PLATFORMS** PAGE A2

**SANTA ANA HEIGHTS HOME DUBBED THE 'DUCK FARM' ON THE MARKET FOR \$25 MILLION** PAGE A2

**NEWPORT HARBOR GIRLS' VOLLEYBALL CLAIMS FIRST MATCH AGAINST RIVAL CDM** PAGE A3

## Orange County Children's Book Festival makes its return

BY SARA CARDINE

For young readers fond of losing themselves in a good story, Costa Mesa's Orange Coast College will be a sure bet this Sunday, as the Orange County Book Festival offers a day of fun with a literary focus.

Now in its 19th year, the free event aims to connect families and educators with local and national authors, illustrators and storytellers, while providing a fun day of entertainment, performances and learning.

Costa Mesa resident Pat Burns co-founded the free event to bring the magic of books alive for the county's youngest readers. From its earliest days, she says, an amazing pool of talent and resources have coalesced around the festival's mission of inspiring the joy of reading at an early age.

"When the universe is in line,

the doors just open," says Burns, a marketing expert who describes herself a natural connector and an "advancer" of ideas. "That's pretty much what the festival has been about since. From the get go, everybody says yes."

The list of celebrity authors and illustrators who've said yes in years past has included actress Jamie Lee Curtis, astronaut Buzz Aldrin and local sports legend Kobe Bryant. Some have books they're hoping to promote, while others simply admire the event's esprit de cour.

"We're about shaping children's futures," Burns said. "The early love of learning is key."

Sunday's event will feature a diverse roster of speakers and live demonstrations on six main stages — including a Storyteller Stage for readers-in-training, a

See *Festival*, page A5



**YOUNG READERS** share an impromptu story time at the Orange County Children's Book Festival, which comes to Costa Mesa Sunday.

Lizzie Moo



# Lawsuit challenges ‘outdated’ plans for oil rigs

BY CITY NEWS SERVICE

An environmental rights group on Wednesday sued the Bureau of Ocean Energy Management for allegedly failing to review decades-old plans for offshore oil platforms near Huntington Beach.

The lawsuit, filed in Los Angeles federal court by the Center for Biological Diversity, comes a year after a major oil spill linked to Platform Elly in the region caused significant damage to wildlife and beaches.

The filing alleges that the BOEM has allowed Platform Elly and other rigs in the Beta oil field to continue operating while relying on drilling and safety plans that were written and approved in the 1970s and 1980s.

“These outdated plans don’t account for the rapidly aging oil industry infrastructure off California’s coast,” said Kristen Monsell, legal director of the center’s oceans program. “With these decaying rigs out there, we’re rolling the dice every day. Our coastal communities and wildlife can’t afford to wait for the next disastrous oil spill while the federal government does nothing. It’s time to get these rusty relics out of our ocean.”

A BOEM representative said the agency does not comment on pending litigation.

The spill last October was one of the largest in California in recent years,



Allen J. Schaben | Los Angeles Times

**AN AERIAL VIEW** of a major oil spill washing ashore on the border of Huntington Beach and Newport Beach at the Santa Ana River Jetties on Sunday, Oct. 3, 2021. Crews raced to contain the damage that left crude spoiling beaches, killing fish and birds and threatening local wetlands. This week an environmental rights group sued a government agency for allegedly failing to review decades-old plans for offshore oil platforms.

releasing thousands of gallons of oil into the Pacific Ocean and covering more than 8,000 acres. Beaches were closed for days, and the oil killed or injured thousands of birds and other marine wildlife and led to expensive cleanup efforts. The source was a damaged pipeline connecting Plat-

form Elly to Long Beach.

Under the Outer Continental Shelf Lands Act, the BOEM has a duty to review and revise drilling plans based on new information or changes in operations, according to the center.

The goal of the requirement is to ensure offshore drilling operations do not cause serious harm to the

environment or life — including wildlife — or compromise national security.

The Beta field’s platforms were scheduled to be decommissioned more than a decade ago, but drilling has continued. Despite the discovery of a slew of new relevant information — including safety violations, advanced oil

spill risk analysis and an increase of vessel traffic in the area — federal regulators have not required updated versions of the plans, the center alleges in the lawsuit.

Too much is at stake for Biden officials to ignore these ticking time bombs any longer,” Monsell said. “As long as off-

shore drilling is going on in the Beta field, the next oil spill is a matter of when, not if, and we’ve already seen the terrible consequences. Our marine wildlife and beachgoers deserve to see these rigs taken out.”

[dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
Twitter: @TheDailyPilot

# Santa Ana Heights’ ‘Duck Farm’ on the market for \$25M

BY LILLY NGUYEN

A Santa Ana Heights property — described as a farm turned equestrian ranch in its property listing — is on the Newport Beach real estate market for only the second time since it was established in 1947.

Known as the Duck Farm, the home is on roughly 2.5 acres of land, surrounded on at least three sides by Newport Beach’s Back Bay. Its original owners, Alvin and Patricia Cox, purchased the property from former Irvine Co. president Myford Irvine. The Coxes later sold the property in 2015.

The current owners hired Newport Beach-based William Guidero Belden Planning to design an extension to the property, which was completed by Longman Construction in 2021.

The property has been listed for roughly two weeks for \$25 million. Realtor Erica Thomas of Pacific Sotheby’s International Realty holds the listing.

“Pricing on this property was extremely hard because there’s no comparison point,” Thomas said Thursday. “There’s nothing like it. What you do as an agent is



Courtesy of Will Meredith

**OWNERS ARE ASKING** \$25 million for the roughly 2.5-acre “Duck Farm” property in Santa Ana Heights.

start looking up and down the coast at similar types of properties ... like in Montecito, Malibu; there are equestrian properties, newer construction.

“You get a range of those num-

bers and then scale it back to Newport Beach and go with how rare that property is. There’s a lot of value in how rare it is. There’s nothing like it. It’s one of the largest parcels in Newport. You can

go to the water and buy on the water or go up and get views of the ocean or you get something like this property, where there’s 270 degrees of views of the Back Bay, which will never be built

on.”

The Duck Farm includes the previously existing structure and the extension, which are connected by a breezeway. The listing states there are a total of six bedrooms and five bathrooms. The extension added two of those beds and baths while the original farmhouse, also freshly renovated, includes four beds and three baths.

Limestone and white oak flooring are featured throughout the extension, and the property includes a kitchen and laundry area. A mud room is located off of the barn.

The property is zoned for up to 14 horses, and the listing notes an existing duck pond, around 35 fruit trees and a 1,158-square-foot barn.

Other additions include a salt-water pool, spa, bocce ball court, outdoor fire pit, landscaping and full irrigation.

Thomas said developers have expressed interest in the property, located at 2612 Mesa Drive, but that the owners hope to see it preserved.

[lilly.nguyen@latimes.com](mailto:lilly.nguyen@latimes.com)  
Twitter: @lilibirds

# L.B. Patriots Day Parade to honor city’s volunteerism

BY ANDREW TURNER

Laguna Beach Patriots Day Parade organizers have announced the theme for the upcoming procession.

The 56th running of the community event will celebrate “Volunteer Heroes,” a theme that will honor the wide array of volunteerism seen throughout the town.

Sandi Werthe, parade entry chairwoman, suggested the theme, saying that many of the entries the parade receives have ties to volunteering.

“Everybody agreed that ‘Volunteer Heroes’ would work because everybody in town — a lot of the groups that are in the parade and a lot of the stuff in town — is



**A THEME** has been announced for the Laguna Beach Patriots Day Parade.

Spencer Grant

all done by volunteers,” Edward Hanke, president of the parade committee, said. “Part of Laguna being Laguna is everybody volunteering to do things, and I think that’s what helps get a lot of stuff done.”

Hanke, who has been cast in the famed “Last

Supper” reproduction that concludes the Pageant of the Masters living picture show, said he feels people generally find the experience of volunteering to be rewarding.

“They couldn’t put on the Pageant if it wasn’t for the volunteers,” Hanke said.

“They have over 500 volunteers every year that come in and help with the show. That’s all revenue that comes into the city, which is great.”

The parade committee will meet next month to select honorees for the parade, which is scheduled to roll along the streets of Laguna Beach on Saturday, March 4.

Community members are encouraged to submit nominations for the grand marshal, citizen of the year, artist of the year, and athlete of the year. Those who make nominations are asked to provide some background information on the person they have nominated for the committee’s

consideration.

Nominations should be submitted to Werthe at [shworthy@cox.net](mailto:shworthy@cox.net).

The junior citizens of the year are selected by Laguna Beach High School.

After the coronavirus pandemic sidelined the parade, it returned last year with a theme of “Toward Community and Unity.”

“A lot of them ... tend to be thought up [based on] where we’re at in time with the parade,” Hanke said of the parade themes. “With COVID and everything, we realized that a lot of stuff was getting done because of volunteers.”

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

# CLIMBERS

Continued from page A1

According to the Riverside County Fire Department, multiple engine crews and a sheriff’s helicopter crew were sent to the location to mount a search-and-rescue operation.

Firefighters hiked a steep trail, reaching the place where the victims were spotted by 1:20 p.m.

Escobar and Walsh were pronounced dead at the scene.

The matter was turned over to sheriff’s deputies following the discovery. The investigation is ongoing.

[dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
Twitter: @TheDailyPilot

THE CITY OF NEWPORT BEACH ARTS COMMISSION PRESENTS A

FALL CONCERT AT MARINA PARK!

featuring the sounds of

STONE SOUL - CLASSIC SOUL & MOTOWN

SUNDAY, OCTOBER 2 4-5:30 PM

[newportbeachca.gov/culturalarts](http://newportbeachca.gov/culturalarts)







HIGH SCHOOL GIRLS' VOLLEYBALL

N.H. claims first match over rival CdM

BY ANDREW TURNER

With two prolific players on the pins, the Newport Harbor High girls' volleyball team has found a path to sustained success.

A four-set win over crosstown rival Corona del Mar on Wednesday gave the Sailors a four-match winning streak, the third time the program has strung together that many wins this season.

Anabel Kotzakov had a match-high 25 kills, and Laine Briggs added 15 kills, as visiting Newport Harbor defeated CdM 25-16, 22-25, 25-17, 25-19 in the first half of the Battle of the Bay series.

"I think Laine's the most athletic person I've ever met before," said senior Tegan Glenn, who shares setting duties with junior Drue Coberly. "I wouldn't have a doubt in my mind that she wouldn't play this well. It's unreal how much she's focused towards the game and how much passion she has for the sport."

"She's constantly texting me that she's doing stuff related to volleyball to improve her vertical or to do other things. She's always trying to do something to improve, and I think that's why she's where she is today."

The explanation for Kotzakov's brilliant offense of late was far more simplistic.

"Anabel is just Anabel," Glenn added. "She's crazy."

When the Back Bay rivals get together, players like the Sailors' Malia Thorne say it doesn't take much to get up for the game. That doesn't mean there aren't things that could make them even hungrier.

Added to the stakes Wednesday evening was a feast provided by Newport Rib Co. for the winning team. Thorne gave her postgame interview with a plate full of food in her hand.

"We did the same thing last



Scott Smeltzer | Staff Photographer

**NEWPORT HARBOR'S SOPHIA KIM**, left, and Laine Briggs attempt to block a shot by Corona del Mar's Sabrina Baker during the Battle of the Bay girls' volleyball match on Wednesday. The Sailors topped the Sea Kings, 25-16, 22-25, 25-17, 25-19 in their first meeting of the season.

year, and it was super fun," Thorne, a senior middle blocker, said. "That kind of just ... drove up our motivation."

The Back Bay rivals will meet again at Newport Harbor to conclude the regular season on Oct. 13.

Coberly had 30 assists along

with a service ace and a block for Newport Harbor (12-4). Glenn handed out 16 assists, and Thorne had nine kills and two blocks. Zoe Schulman also dropped in two aces.

Newport Harbor, which appeared at No. 15 in the CIF Southern Section Division 1 and 2 com-

bined rankings this week after a big Surf League win at No. 7 Huntington Beach on Sept. 22, will see a lot of time on court the next week and a half. The Sailors are scheduled to play in consecutive tournaments, including one in Santa Barbara this weekend.

"This is a big couple weeks for

our team," Newport Harbor coach Andrew Mabry said. "It starts tonight, but we've got four straight days of matches. ... Santa Barbara tournament this weekend. This is the time of year that you want to get in the gym and

See **Rival**, page A4

HIGH SCHOOL ROUNDUP



Scott Smeltzer | Staff Photographer

**MARINA'S JAMES LUTHER** puts pressure on Costa Mesa's Wes Brazda during a nonleague game on Aug. 31 in Costa Mesa. He scored seven goals in a Wave League match Wednesday.

Marina boys' water polo edges Fountain Valley

James Luther scored seven goals as the Marina boys' water polo team beat Fountain Valley 12-11 in a Wave League match at Corona del Mar High on Wednesday.

Lico Yuno added three goals for the Vikings (7-7, 1-1 in league) in their first league win. Kai Voci scored twice, and goalkeeper Jacob Shumard made six saves.

Fountain Valley fell to 13-3 overall and 0-2 in league.

**Corona del Mar 14, Edison 3:** The Sea Kings improved to 2-0 in Wave League play after Wednesday's home win.

CdM is 9-6 overall.

Edison is now 7-9 overall and 1-1 in league.

**Newport Harbor 18, Huntington Beach 10:** The Sailors, ranked No. 3 in the CIF Southern Section Division 1 poll, earned a key Surf League win Wednesday at home.

Eli Liechty paced Newport Harbor (10-1, 2-0) with six goals.

Zach Bettino scored six goals for No. 6-ranked Huntington Beach (12-4, 1-1).

**Los Alamitos 8, Laguna Beach 7:** Diego Audebert scored four goals for the Breakers in Wednesday's Surf League match at Los Alamitos High.

Sai Bassett, Cade Anderson and Brady Bumgarner added one goal each for No. 9-ranked Laguna Beach (12-6, 0-2), which couldn't hold a 7-5 lead in the fourth quarter.

Los Alamitos is now 1-1 in league play.

**GIRLS' GOLF**

**Estancia 206, Katella 304:** Danielle Breitwieser earned medalist honors for the visiting Eagles with a round of 38 on the par-29 Brea Creek Golf Course on Wednesday in an Orange

Coast League match.

Estancia improved to 8-5 overall and 8-2 in league. The Eagles play host to league-leading St. Margaret's (9-0 overall and in league) on Tuesday.

**Costa Mesa 262, Ocean View 290:** Mustangs junior Sydney Ngo paced the field with a one-over-par 36 on the front nine of the Mesa Linda course at Costa Mesa Country Club in Wednesday's Orange Coast League match.

Costa Mesa (6-5, 6-4) will take on Westminster (8-1 overall and in league) at Meadowlark Golf Course on Monday.

— From staff reports

**Mark's Painting & Handyman Service**  
714-222-3055  
**Wood Restoration Specialist**  
Licensed & Bonded  
C-33-#967860



South Coast Repertory  
Orange County's Tony Award-winning Theatre

STARTS SUNDAY

"A remarkable show in many ways"

— CHICAGO TRIBUNE



Nina Simone: Four Women

By Christina Ham

Directed by Logan Vaughn

OCT. 2 – 23

This deeply personal play with music imagines how the iconic chanteuse gave voice to countless other Black women fighting to overcome stereotypes and racism.

Recommended for Ages 14+

Honorary Producers

TIMOTHY & MARIANNE KAY/ARGYROS FAMILY FOUNDATION

MICKEY & NICKIE WILLIAMS

Corporate Honorary Producer

U.S. BANK FOUNDATION

The season continues with...

Snow White

Adapted by Greg Banks

Directed by H. Adam Harris

Nov. 4 – 20, 2022

Theatre for Young Audiences & Families

Ages 4+

Charles Dickens' A Christmas Carol

Adapted by Jerry Patch

Directed by Hisa Takakuwa

Nov. 26 – Dec. 24, 2022

Ages 6+. Children under age 6 will not be admitted

BUY NOW!

SEE MORE THEATRE, GET GREAT BENEFITS & SAVE—WITH A SEASON TICKET.

(714)708-5555 • SCR.org



# MARKETPLACE

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

Legal Notices

Legal Notices

NOTICE TO CREDITORS OF BULK SALE  
(Division 6 of the Commercial Code)  
Escrow No. **120-31460-CM**

(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: **ARTISAN OUTDOOR, LLC, 1653-B SUPERIOR AVENUE, COSTA MESA, CA 92627**

(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: **G.R.E. 2015, INC., 438 MAIN STREET, SUITE 200, HUNTINGTON BEACH, CA 92648**

(5) The location and general description of the assets to be sold are: **CERTAIN FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS** of that certain business located at: **1653-B SUPERIOR AVENUE, COSTA MESA, CA 92627**

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

(7) The anticipated date of the bulk sale is **OCTOBER 18, 2022** at the office of: **GLEN OAKS ESCROW, 24018 LYONS AVE. SANTA CLARITA, CA 91321**, Escrow No. **120-31460-CM**, Escrow Officer: **CYNTHIA MOLLER**

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

(9) The last day for filing claims is: **OCTOBER 17, 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 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: **SEPTEMBER 14, 2022**  
BUYER(S): **G.R.E. 2015, INC., A CALIFORNIA CORPORATION**  
**1192826-PP DAILY PILOT 9/30/22**

CITY OF COSTA MESA

NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, October 10, 2022** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

**Application No.:** PA-22-20 and TPM 2022-140

**Applicant/Agent:** 549 Bernard Costa Mesa LLC/ William Yang

**Site Address:** 549 Bernard Street

**Zone:** R2-HD (Multiple-Family Residential, High Density)

**Description:** Planning Application 22-20 and Tentative Parcel Map 2022-140 is a request for a residential small lot subdivision. The project includes the subdivision of an existing 12,003-square-foot parcel into four approximately 3,000-square-foot parcels. The project includes the demolition of the existing two residential units and detached garage and the construction of four new-detached single-family dwelling units with attached two-car garages. In addition, the project proposes site improvements including new hardscape and landscaping throughout.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development Projects.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>.

Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

Legal Notices

Legal Notices

T.S. No.: 9462-4854 TSG Order No.: 220013436 A.P.N.: 419-163-27 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/02/2005. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 05/18/2005 as Document No. 2005000380627, of Official Records in the office of the Recorder of Orange County, California, executed by: LEE F. DICKENS AND DEBORAH L. DICKENS, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 10/17/2022 at 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 The street address and other common designation, if any, of the real property described above is purported to be: 2346 MINUTEMAN WY, COSTA MESA, CA 92626 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$137,024.26 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist 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 1-800-780-2832 or visit this internet website, [www.auction.com](http://www.auction.com), using the file number assigned to this case T.S.# 9462-4854. 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 855-976-3916, or visit this internet website <https://tracker.auction.com/sb1079/>, using the file number assigned to this case T.S.# 9462-4854 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: 1-800-280-2832. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0415840 To: ORANGE COAST DAILY PILOT 09/16/2022, 09/23/2022, 09/30/2022

It's not Charlotte's old web anymore.

[www.dailypilot.com](http://www.dailypilot.com)

TOP BRANDS

BIGGER SAVINGS

[latimes.com/Coupons](http://latimes.com/Coupons)



FIND IT. LOVE IT. BUY IT. THE SHOP

Legal Notices

Legal Notices

**NOTICE OF ANCILLARY PETITION TO ADMINISTER ESTATE OF LINDA CSIGI**  
**CASE NO. 30-2022-01259906-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Linda Csigi AN ANCILLARY PETITION FOR PROBATE has been filed by Carolyn Lee, Joann Eltringham in the Superior Court of California, County of Orange.

THE ANCILLARY PETITION FOR PROBATE requests that Carolyn Lee, Joann Eltringham be appointed as personal representative to administer the estate of the decedent.

THE ANCILLARY 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 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 11/02/2022 at 01:30 PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST SANTA ANA CA 92701 CENTRAL JUSTICE CENTER,CENTRAL 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](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 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: Law Office of Gregory N. Morse APLC  
505 E. 1st Street, Suite H  
Tustin, California 92780, Telephone: (714) 345-8748  
9/29, 9/30, 10/6/22  
**CNS-3622835#**  
**NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT**

**BSC 222292**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL CARL PHILLIPS**  
**30-2022-01281389-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **MICHAEL CARL PHILLIPS**.

**A PETITION FOR PROBATE** has been filed **SHANNON PHILLIPS** in the Superior Court of California, County of **ORANGE**.

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

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

**A HEARING** on the petition will be held on **November 10, 2022 at 1:30 p.m. in Dept. C8** located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

**The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([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:  
JAMES M. KOSAREFF, ESQ  
COPENBARGER & COPENBARGER, LLP  
200 SANDPOINTE AVE., STE 150  
SANTA ANA, CA 92707  
Published in the ORANGE COAST DAILY PILOT on: 9/28, 9/30, & 10/5/2022



Photos by Scott Smeltzer | Staff Photographer

**NEWPORT HARBOR** celebrates a point during the Battle of the Bay girls' volleyball match against Corona del Mar.

## RIVAL

Continued from page A3

play. This is what we've been working for."

Reese Olson filled the stat sheet with 11 kills, 11 assists, 2½ blocks and two aces for CdM (18-14), which is ranked No. 8 in Division 3. Reiley Murphy had nine kills and two aces, and Hailey Shaw provided five kills and three blocks.

Kaela Hiramoto distributed 16 assists for the Sea Kings, while Sabrina Baker had 3½ total blocks. Lauren Esquino added four kills.

"Our defense did a great

job tonight," CdM coach Bailey Humes said. "I thought Sabrina Baker [and Hailey Shaw] did a really good job blocking. They both did a good job. Our defense does really well behind them. I think our biggest issue is just being able to convert and terminate balls after."

Landon Olson, a sophomore at CdM, provided a highlight preceding the match with a guitar solo performance of the national anthem.

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



**CORONA DEL MAR'S** Hailey Shaw hits against Newport Harbor's Malia Thorne in their first meeting of the season.

Daily Pilot

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

**CONTACT US**

**Carol Cormaci**  
Managing Editor  
[carol.cormaci@latimes.com](mailto:carol.cormaci@latimes.com)

**Beth Raff**  
Advertising Manager  
(714) 932-4036  
[beth.raff@latimes.com](mailto:beth.raff@latimes.com)

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

**Business Office**  
(714) 966-4600  
**Newsroom**  
(714) 966-4699  
**Sports**  
(714) 966-4612

**TCN Classifieds**  
800-234-4444  
**TCN Legal Phone**  
888-881-6181  
**TCN Legal Email**  
[LALegal@latimes.com](mailto:LALegal@latimes.com)

**COMPANY INFO**

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

© 2022 Times Community News. All rights reserved.

## CROSSWORD AND SUDOKU ANSWERS

E	G	G		A	B	N	E	R		T	H	A	N
B	L	A	H		T	R	O	V	E		R	I	S
B	A	R	E		T	A	T	A	S		I	R	K
	D	R	A	M	A	T	I	S	T		V	E	S
			T	A	C	S		A	M	I			
A	F	R	E	S	H		R	E	T	R	A	C	E
M	O	O	R	S		C	A	R	E	S		R	E
A	R	M	S		T	H	I	R	D		C	U	R
S	U	E		D	E	A	L	S		M	U	S	I
S	M	O	L	D	E	R	S		R	A	S	H	E
		Y	E	N			D	I	S	H			
A	L	A	N			A	T	T	E	N	T	I	O
F	O	X	X			G	O	W	N	S		O	K
A	B	E	E			E	R	A	S	E		N	A
R	O	S	S			R	O	S	E	S		Y	E

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

SELL

your stuff through classified!

SELL

your stuff through classified!



**AIRSHOW**

*Continued from page A1*

Joint Forces Training Base, along with jumps by the Navy Leap Frogs and Army Golden Knights.

Officials say around three million people are expected over the event's three days on the sand. The airshow is free to the public, though ticketed options are available.

"The crowd is massive," Elliott said. "I don't know if the number is as important, frankly, as the positive effects on the community. The economic impact is really where the rubber meets the road. I look forward to measuring some of those results after the airshow and demonstrating that it's continuing to grow, and continuing to deliver good value to our businesses."

The airshow runs from about 10:30 a.m. to 4:30 p.m. each day, with full



**MEMBERS OF THE U.S. Air Force Thunderbirds fly over the Los Alamitos Joint Forces Training Base on Thursday.**

*Scott Smeltzer Staff Photographer*

schedules available by downloading the Pacific Airshow app.

It will also air live on Hulu on Saturday and Sunday, with a replay to follow immediately following the event each day. There will also be on-demand replay available after the weekend.

Friday is more of a practice day, though spectators can still expect thrilling runs.

Elliott, who was presented a special baton from the Golden Knights at Thursday's event, said

the lingering marine layer could be a concern. But he is otherwise thrilled to get the show underway.

"We're really excited to get things rocking and rolling," Elliott said. "It's going to be great out on the beach. It's our biggest setup by far, in terms of the size and scope of it. It's the most hospitality we've ever sold. I think things are looking the best that they've looked, and I feel good about that."

matthewszabo@latimes.com  
Twitter: @mjszabo

**FESTIVAL**

*Continued from page A1*

S.T.E.A.M. Ahead Stage with science-themed talks and activities and a World Stories & Adventures Stage with bilingual books that incorporate Spanish, Chinese, Vietnamese and Korean languages.

The Entertainment Stage will include an appearance from actor Justin Baldoni, from the TV show "Jane the Virgin," fashion talk from designers Kheris Rogers and Orange County's own Paul Frank along with live musical performances.

Participants can also visit OCC's Planetarium, where scientists from NASA's Jet Propulsion Laboratory will deliver presentations related to astronomy, oceanography and earth science.

But for all the entertaining aspects of this



**STAR WARS**

stormtroopers confront attendees at the Orange County Children's Book Festival, which returns to OCC Sunday.

*Dan Hopkinson*

year's lineup, books and reading are the true stars, says Burns.

Discovering the love of literacy at an early age wasn't exactly in the cards for Burns herself, who grew up the oldest of five children in a military family and spent too much time caring for younger siblings to read books or be read to. Now, she wants to give that head start to future generations.

"No matter your socioeconomic status or race, if you pick up a book and

start reading young, it will make your path to success a straight line," she reasoned. "If we can inspire a love of books and reading, it makes an impact forever."

*The Orange County Children's Book Festival takes place Sunday, from 9:30 a.m. to 4 p.m., at Orange Coast College, 2701 Fairview Road, in Costa Mesa. Admission is free. For more, visit kidsbook-festival.com.*

sara.cardine@latimes.com  
Twitter: @SaraCardine

MARKETPLACE

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

Legal Notices

Legal Notices

Legal Notices

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Planning Commission

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651  
Virtual Zoom Link PC: <https://lagunabeachcity.zoom.us/j/93696942810> Virtual Phone No. PC: (669) 900-9128 / ID No. 93696942810  
**Wednesday, October 5, 2022 at 6:00 PM**  
**THE CITY OF LAGUNA BEACH will hold a public hearing on the request below.**  
**You may participate in-person at City Hall or virtually on Zoom. Case No.:** Tentative Parcel Map 21-9811, Design Review 22-1930 & Coastal Development Permit 22-1886  
**Address:** 648 Canyon View Drive | APN: 641-373-47 **Applicant:** Michael Wilkes, (949) 637-1050, [wilkesdrb@hotmail.com](mailto:wilkesdrb@hotmail.com) **Property Owner:** Cardenas Three, LLC. **Application Filing Date:** July 28, 2021 **PROJECT DESCRIPTION:** The applicant requests approval of a Tentative Parcel Map and Coastal Development Permit to subdivide an existing split-zoned, developed parcel in the R-1 (Residential Low Density) and R/HP (Residential/Hillside Protection) zone into two residential parcels. Design review is required for a new vehicular turnaround. Development of an additional single-family dwelling is not being considered at this time. **COASTAL ZONE:** This project is located within a non-appellable area of the Coastal Zone. **CEQA:** This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Sections 15303 (New Construction) and 15315 (Minor Land Divisions), in that the project consists of the construction of small accessory structures and the division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. **MORE INFORMATION:** The property is required to be staked with story poles at least 21 days prior to the hearing. The proposed application package will be available on the City's website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. **HOW TO COMMENT:** If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to **Chris Dominguez, Senior Planner** at [cdominguez@lagunabeachcity.net](mailto:cdominguez@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to the California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

Order No: 05945001 TS No: V21-12043 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 04/14/2021, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 04/21/2021 as instrument number 2021000269009 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 01/20/2022 as instrument number 2022000027188 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 05/30/2014 as instrument number 2014000210402, WILL SELL, on 10/26/2022, 01:30PM, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): Xuanxing Li, A Single Man And Li Xiao, A Single Woman As Community Property. The property address and other common designation, if any, of the real property is purported to be: 126 Long Fence, Irvine, CA 92602, APN 527-142-12. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$13,346.66. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgage beneficiary, trustee, or a court pursuant to Section 2924d of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: V21-12043. 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 2924d of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: V21-12043 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 09/12/2022 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN Paquette, Trustee Sales Officer THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0415956 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 09/16/2022, 09/23/2022, 09/30/2022

Legal Notices

Legal Notices

CITY OF COSTA MESA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, October 10, 2022** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-22-09

Applicant/Agent: 1901 Newport LLC/GoUrban Development

Site Address: 1901 Newport Blvd.

Zone: PDC (Planned Development Commercial)

Description: Planning Application 22-09 is a request for a Conditional Use Permit to operate an Adult Day Healthcare Center located at 1901 Newport Boulevard with interior tenant improvements.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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

NOTICE OF PUBLIC SALE

The mini storage facility, according to provisions of Division 8 of the Business and Professions Code, Chapter 10, Section 21707 (a) California Self-Service Storage Facility Act, hereby gives NOTICE OF PUBLIC SALE.

AIRPORT SELF STORAGE will conduct a public sale of the contents of the storage space(s) named below, with the contents being sold to the highest bidder, for lawful money of the United States of America (cash). Owner reserves the right to bid.

The sale is being held to satisfy a landlord's lien and will be held at:

AIRPORT SELF STORAGE, 3760 Campus Drive,  
Newport Beach, CA 92660

On October 10, 2022, at 10:00 AM

The public is invited to attend. Terms are cash only.

A general description of the property being sold, along with the identity of the Occupant renting the space is as follows:

SPACE NO.	OCCUPANT	PROPERTY DESCRIPTION
2195	Tim Cesario	Car Parts
1042	Frishta Grande	Boxes, Totes, Bags, Bike
2228	Jeff Childs	Bike, Boxes, Tools, Carinet
1055	Shareef Mohamed	Boxes
2135	Paul Reeve C/O Contractor	Tools, Fishing Supplies, Suitcases, Speakers, Saws, Dog Supplies/Toys Air Rifles
2081	Marie Mihalache	Chair

SELL your stuff through classified!

FIND an apartment through classified!

Legal Notices

Legal Notices

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the following units will be sold at public auction on **October 11, 2022 AFTER 09:30 AM** Pursuant to the California Self-Store Facility Act the sale will be conducted at **Costa Mesa U-Haul center, 2550 Newport Bl Costa Mesa, CA 92627**  
The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:  
UNIT # NAME  
124 Dwayne Schriener  
347 Brian Moss  
403 Jennifer Cortez Walters  
1 Ali Esjander  
7 Maricela Alvarez  
61 Cody Sota  
512 Terry Denapoli  
530 Brenda Brown  
603 Marco Navarrete  
802 Isaac Misaillegalu  
810 Kyrhee Brown  
9/23, 9/30/22  
**CNS-3627176#**  
**DAILY PILOT**

CITY OF COSTA MESA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, October 10, 2022** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-22-26

Applicant/Agent: Dave See/1941 Newport Blvd LLC

Site Address: 1941 Newport Blvd.

Zone: C2 (General Business)

Description: Planning Application 22-26 is a request for a Conditional Use Permit to operate a 5,951-square-foot indoor axe throwing facility with sale of alcohol for on-site consumption (Type 40 ABC License), and for the sale of alcoholic beverages after 11:00 p.m. within 200 feet of a residentially zoned property. The proposed hours of operation are Monday through Sunday, from 10:00 AM to 1:00 AM.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart, Address to satisfy a lien. Auction sale 10-18-22 approx. 2:00 PM at [storagetreasures.com](http://storagetreasures.com):  
Tenant Name  
Gary Darnell, Matthew Proost, Armor Masry, Jesse Singh, Samantha Carter, Mubarak Alketbi, Gabriel Valdez, Tony Moallempour, Steve Salek, James Coleman, Gavin Matthews, Isaac Sanchez, Matthew Ehorn, Andrew Grunner, Carlos Morales, Tim Wilson, Stephen Morrison.  
All purchased goods are sold "as is" Purchased goods must be removed 72 hours with 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.  
9/30, 10/7/22  
**CNS-3627167#**  
**DAILY PILOT**

Bids Wanted

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 27th day of October, 2022, at which time such bids shall be opened and read for**

SUPERIOR AVENUE PEDESTRIAN / BICYCLE BRIDGE AND PARKING LOT

PROJECT NO. 15T09

CONTRACT NO. C-8020-6

CML-5151(031)

\$9,970,000  
Engineer's Estimate

Approved by  
James M. Houlihan  
Deputy PWD/City Engineer  
DBE GOAL: 15%

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:

Bidders are required to attend a mandatory pre-bid meeting at the project site located at 150 Superior Avenue (parking lot), Newport Beach, CA on **October 6th, 2022 at 10:00 AM**

Hard copy plans are available via Santa Ana Blue Print at (949)756-1001 Located at 2372 Morse Avenue, Irvine, CA 92614

Contractor License Classification(s) required for this project: "A" AND "C-27"

For further information, call Andy Tran, Project Manager at (949) 644-3315

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.

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)

(UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)  
Escrow No. **9198-JB**

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address of the seller(s)/licensee(s) are: **QUICKER LIQUOR INC., 2651 IRVINE AVE. STE. I, COSTA MESA, CA 92627**

Doing business as: **RANCH SPIRITS**  
All other business name(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: **NONE**  
The name(s) and address of the buyer(s)/applicant(s) is/are: **DRINX PLUS, LLC., 206 22ND STREET, COSTA MESA, CA 92627**

The assets being sold are generally described as: **LEASEHOLD IMPROVEMENTS, FIXTURES, EQUIPMENT, FURNITURE, GOODWILL, INVENTORY, AND ABC LICENSE** and is/are located at: **RANCH SPIRITS, 2651 IRVINE AVE. STE. I, COSTA MESA, CA 92627**

The type of license and license no. to be transferred is/are: **21-590908 OFF SALE GENERAL** now issued for the premises located at: **SAME**  
The bulk sale and transfer of the alcoholic beverage license(s) is/are intended to be consummated at the office of: **BENNETT ESCROW SERVICES INC, 332 N. RIVERSIDE AVE, RIALTO, CA 92376** and the anticipated sale date is **OCTOBER 31, 2022**  
The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of **\$650,000.00**, including inventory estimated at **\$250,000.00**, which consists of the following: DESCRIPTION, AMOUNT: **\$650,000.00 CASH**  
It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
Dated: **09-09-2022**  
**QUICKER LIQUOR INC.,** Seller(s)/Licensee(s)  
**DRINX PLUS, LLC.,** Buyer(s)/Applicant(s)  
**1193736-PP DAILY PILOT 9/30/22**



## CANNABIS

Continued from page A1

groups of 15 and, when Green Zone businesses filled the first 15 slots, Catalyst sought a restraining order to halt the process pending a determination in the case.

A judge denied the request, allowing the city to continue reviewing applicants and scheduling public hearings before the Costa Mesa Planning Commission for retail cannabis conditional use permits.

On Monday, Catalyst Chief Executive Elliot Lewis appeared before commissioners with plans for a retail dispensary occupying two units of a commercial building at 170 E. 17th St., currently leased by Coast Sewing & Vacuum Center.

The new business is anticipated to serve from 175 to 300 customers per day and gross more than \$2.5 million in 2023, generating \$179,630 in tax revenue for the city.

Lewis described how his team planned to hire unionized employees, re-stripe the site's legal non-conforming parking lot, plant six new trees and build a sidewalk along nearby Fullerton Avenue, in addition to tackling significant interior work within the two units.

He said having a dispensary in the commercial building would not only drive up foot traffic to surrounding businesses but add a level of security that could help with vagrancy issues observed on the site.

Catalyst, along with Dietrich Jewell, who co-owns the property, jointly contributed \$40,000 to Coast Sewing & Vacuum Center owner Andrew Ramirez to assist with relocation after 20 years on the site and provided him a break on rent and a full return of his security deposit. Ramirez and other tenants wrote letters of support for the dispensary.



Courtesy of Nathan Avila

**DAMIAN MARTIN**, left, and Elliot Lewis, who rented a property on Costa Mesa's 17th Street to open a dispensary, sued the city over its application process.

"We made sure the tenant who was moving out was taken care of, as well as some of the people who had issues with the project — we have addressed them and solved them all," Lewis told commissioners. "It really is important for us that, if there are any issues, we address them immediately. The buck stops with us."

The panel approved the project in a 4-2 vote (Chair Byron de Arakal was absent). Commissioners Jimmy Vivar and Adam Ereth voted against granting the permit.

While Ereth offered no comment on his vote Thursday, Vivar explained at Monday's meeting more could have been done to retain the existing business, one tenet of the city's general plan.

"While I do appreciate the support that's going to be given to the small business there, this didn't have to happen," he said. "The pandemic has ravaged the small business industry, and gentrification and big business is another difficulty that, unfortunately, small businesses are also having to face."

Meanwhile, both city officials and Catalyst attorney and co-owner Damian Martin confirmed this week the legal dispute will soon be dismissed.

City Atty. Kimberly Hall Barlow explained Tuesday the preapplication status

given to Green Zone cannabis companies may have been a head start but was not an assurance they would retain priority status throughout the many levels of review.

Therefore, other applicants lower in the queue, whose documents were more complete, may have surpassed the Green Zone candidates.

"Once [Catalyst] understood the process, based on our regulations they agreed to stay the case, so the city wouldn't have to spend any money defending it and we could process the application in accordance with our rules," she said.

Under the settlement, Catalyst has agreed to pay the city's legal fees, an amount Barlow placed in the ballpark of \$26,000.

Martin agreed the application process was clarified during talks with city's legal team.

"Catalyst-Costa Mesa will pay the city its attorneys' fees in dealing with/ addressing our lawsuit — to make amends for the inconvenience that we do recognize and appreciate we caused," he wrote in an email Thursday. "[Our] goal here was never to disrupt the city's cannabis dispensary approval process but to merely get a fair shake."

sara.cardine@latimes.com  
Twitter: @SaraCardine

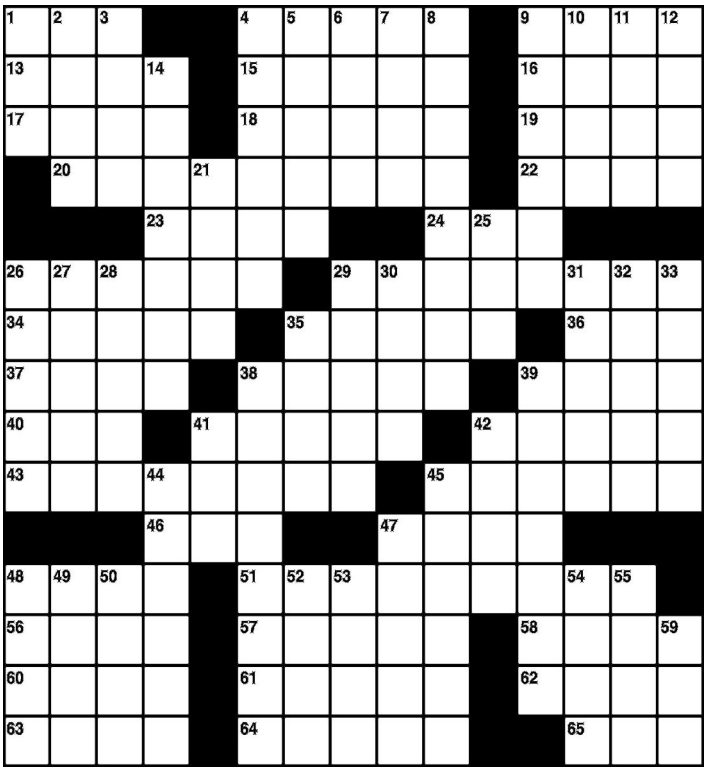
## THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

### ACROSS

- 1 Word attached to head or plant  
4 Comic strip "Li'l"  
9 Better late — never  
13 Feeling —; in a funk  
15 Treasure cache  
16 Ascend  
17 Unadorned  
18 Farewells  
19 Provokes  
20 Playwright  
22 Part of a three-piece suit  
23 Tic —; hard candies  
24 " — my brother's keeper?"  
26 Anew  
29 Goes back over one's path  
34 Boggy areas  
35 Concerns  
36 Pelosi's title: abbr.  
37 Spots for shots  
38 Base before home  
39 Make well  
40 Girl's nickname  
41 Distributes cards  
42 Part of MTV  
43 Burns without flame  
45 Shingles symptoms  
46 Japanese dollar  
47 Platter  
48 Alda or Arkin  
51 Pay — to; heed  
56 Redd or Jamie  
57 Long dresses  
58 Haggard's " — from Muskogee"  
60 As busy as —  
61 Clear a video tape  
62 Grandma  
63 Betsy or Diana  
64 Mother's Day gift, perhaps  
65 "Are we there —?"

### DOWN



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

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

**For answers to the crossword and Sudoku puzzles, see page A4.**

- 1 Recede  
2 Thrilled  
3 Actress Teri  
4 Fasten together  
5 Sassy children  
6 Proclamation of innocence  
7 Gabor & Mendes  
8 Paraphrased
- 9 "Jeopardy!" answers, often  
10 Take on employees  
11 Poses a question  
12 Home of twigs  
14 Warming devices  
21 Chapel service

- 25 " — Doubtfire"  
26 Stockpile  
27 Place for discussions  
28 Shakespearean lover  
29 Train tracks  
30 Makes a boo-boo  
31 Youthful infatuation  
32 Spooky  
33 Eyeglasses, for short  
35 Scorch  
38 Young voter  
39 Pad  
41 Presidential monogram  
42 Sail support  
44 Wild felines  
45 Washes off shampoo  
47 Thickheaded  
48 At a great distance  
49 "Rio —"; John Wayne film  
50 Sharp tools  
52 Barcelona bull  
53 Poet's contraction  
54 Word of agreement  
55 Midmorning  
59 Chow down

Tribune Media Services

# You are unique

and so is your taste in wine



6  
bottles for  
**\$39.95**  
Valued over  
\$120

Take the quiz and receive delicious wines curated to your palate.

Los Angeles Times  
**WINE CLUB**  
BY FIRSTLEAF

Get your wines at  
**LATimes.Wine/Cork**

**FREE SHIPPING  
TO YOUR DOOR**