

# Daily Pilot

THURSDAY, FEBRUARY 6, 2025 // dailypilot.com



Photos courtesy of RWBMMultimedia

**SURF CITY** half-marathon participants Hazel Cruz, left, and Hermina Cruz, both of Anaheim, throw up the “shaka” gesture at the race on Sunday.

## Thousands hit the streets for the Surf City Marathon

BY MATT SZABO

The cool conditions were ideal at the start of the 29th annual Surf City Marathon, which had thousands of runners hit the pavement early Sunday morning in Huntington Beach.

More than 18,000 entrants laced up their sneakers, officials said, for the race with the iconic oceanfront backdrop.

Antoine Puglisi of Los Angeles was the men's Surf City Marathon champion, completing the 26.2-mile race in 2 hours, 31 minutes and 22 seconds.

Puglisi, a second-grade teacher, said the win came just days before the birth of his first child, a daughter.

“I dedicate the win to my future baby,” Puglisi stated in a news release. “It’s like a big gift.”

Temucula's Stephanie Cullingford was the women's marathon champion, finishing in 2:58.27.

Two locals battled it out in the



See **Marathon**, page A7

**RUNNERS GATHER** at the start line for the Surf City Marathon half-marathon Sunday in Huntington Beach.

## Veteran Newport Beach police officer named department chief

BY ERIC LICAS

A 22-year veteran of the Newport Beach Police Department became its newest chief Wednesday.

Dave Miner was officially promoted to the role, Newport Beach officials said in a news release. He has been serving as acting chief of police since his predecessor, Joe Cartwright, retired at the end of 2024.

Miner holds a bachelor's degree in political science and

joined NBPD in 2002. He had served as the deputy chief in charge of the detective and patrol/traffic divisions prior to his promotion. He's now the 12th chief to serve the city and will be oversee 235 employees.

“Dave is an exemplary public safety officer and leader who has earned the respect and trust of his staff and the community,” City Manager Grace Leung stated. “He is a natural fit to lead the department into a new era as we develop and deploy new

crime-fighting technologies and implement quality-of-life initiatives.”

Miner's appointment comes as Newport Beach is shifting its strategies on homelessness to lean more on enforcement of anti-camping laws. In December, the department added three new homeless liaison officers assigned to conduct outreach and respond to calls involving people on the street, raising the total to

See **Chief**, page A7



City of Newport Beach

**NEWPORT BEACH** has announced the promotion of Chief Dave Miner, a 22-year veteran of the police department.

## Sense of security unfazed by pier shooting

Businesses and guests seem confident in police response after a chase ended with a fatality in Newport Beach.

BY ERIC LICAS

A chase that ended in the fatal police shooting of a Menifee man wanted for homicide after his vehicle sped down Newport Beach Pier Saturday shocked the community. But it didn't appear to alter the sense of security at local businesses or shake their trust in law enforcement's ability to keep them safe.

Investigators had identified Jose Velasquez, 45, as the primary suspect in the death of 38-year-old Storm Wolf. The Temecula resident was found dead inside of a pickup truck after officers in Menifee responded to reports of gunfire at about 2:40 a.m. Saturday.

Velasquez fled to Santa Ana, where local police attempted to arrest him during a traffic stop at about 6 a.m. Instead, he led them in a pursuit for about an hour.

Footage captured by bystanders and posted on social media shows a small Honda SUV tailed

See **Shooting**, page A2

## Housing developer breaks ground in Surf City

A three-story, 129-unit townhome community, located on Edinger Avenue, is expected to open later this year.

BY MATT SZABO

New housing is quickly coming to one of the most bustling areas of Huntington Beach.

Landsea Homes recently broke ground on a 129-unit townhome community called Essex + Gage, located on Edinger Avenue just west of Gothard Street.

The all-electric townhomes are each three stories, with two to four bedrooms. They will range in size from 1,097 square feet to 2,516 square feet.

“We've monitored a few other new developments that have gone up and they've done really well,” said Patrick Higgins, vice president of sales and marketing for the California division of Landsea Homes. “The housing

See **Housing**, page A7



Photos courtesy of Segerstrom Center for the Arts

“**THE MUSICIANS** of Bremen Live!” set in the American Southwest, comes to Costa Mesa's Samueli Theater this weekend.

## Segerstrom Center for the Arts offers a new play commissioned just for kids

BY SARA CARDINE

Families looking to instill in young children a love for the stage will want to make Costa Mesa their destination this weekend, as Segerstrom Center for the Arts hosts the world premiere of a production created for kids.

“Musicians of Bremen Live!” is a vibrant reimaging of a classic British Grimm fairy tale “The Bremen Town Musicians,” co-produced as a collaboration between Belfast-based theater company Cahoots of Northern Ireland and the local performing arts nonprofit.



Set in the American Southwest, the tale follows a quartet of musically talented animals — a hen named Ruffles, Mule, Bobcat and

Coyote — who are fleeing the mistreatment of their human

See **Play**, page A5

# THE COACH HOUSE

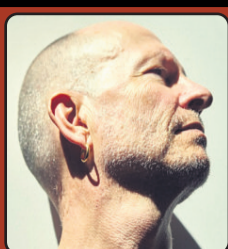
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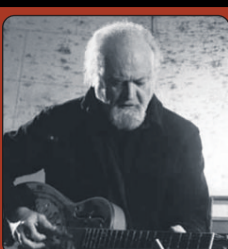
FRI, FEB 7  
DAVID COOK



FRI, FEB 14  
OTTMAR LIEBERT & LUNA NEGRA



SUN, FEB 16  
INCENDIO



WED, FEB 19  
TINSLEY ELLIS

- 2/7 DAVID COOK
- 2/8 LED ZEPAGAIN (LED ZEPPELIN TRIBUTE)
- 2/14 OTTMAR LIEBERT & LUNA NEGRA (VALENTINES SHOW)
- 2/15 UPTOWN FUNK (BRUNO MARS TRIBUTE)
- 2/16 INCENDIO with ARDESHIR FARAH (OF STRUNZ & FARAH)
- 2/19 TINSLEY ELLIS
- 2/20 THE HEART OF ROCK & ROLL
- 2/21 CHEST FEVER (TRIBUTE TO THE BAND)
- 2/22 FAST TIMES (ULTIMATE 80'S TRIBUTE)
- 2/23 ALWAYS ADELE (TRIBUTE TO ADELE)
- 2/26 HUMMEL HARP BLOWOUT
- 2/27 VANESSA COLLIER
- 2/28 G LOVE & SPECIAL SAUCE
- 3/1 VERY IMPORTANT BEER FT FOREIGNERS  
MICHAEL BLUESTEIN, LUIS MALDONADO, JEFF PILSON, BRUCE WATSON
- 3/6 ALTAN
- 3/7 COCO MONTOYA & RONNIE BAKER BROOKS
- 3/8 MARC COHN
- 3/9 MARC COHN
- 3/13 SONS OF CREAM  
FT KOFI BAKER, MALCOM BRUCE, ROB JOHNSON
- 3/14 THE FENIANS FT PATRICK'S DAY CELEBRATION
- 3/15 WALTER TROUT
- 3/16 WALTER TROUT
- 3/21 THE THIRD MIND  
FT. DAVE ALVIN, JESSE SYKES, MARK KARAN, VICTOR KRUMMENACHER, MICHAEL JEROME
- 3/22 KING'S X
- 3/26 RUSSELL HOWARD
- 3/27 TURN THE PAGE  
(BOB SEGER & THE SILVER BULLET TRIBUTE)
- 3/28 THE ENGLISH BEAT



THU, FEB 20  
THE HEART OF ROCK & ROLL



FRI, FEB 21  
CHEST FEVER



SAT, FEB 22  
FAST TIMES



SUN, FEB 23  
ALWAYS ADELE

- 3/29 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 3/30 COLIN JAMES
- 4/1 JORMA KAUKONEN
- 4/3 OUR HOUSE 'THE MUSIC OF CROSBY, STILLS, NASH & YOUNG
- 4/4 THE SMITHEREENS WITH JOHN COWSILL
- 4/5 HERMAN'S HERMITS FT PETER NOONE
- 4/6 HERMAN'S HERMITS FT PETER NOONE
- 4/7 LEARNING TO FLY (A TOM PETTY TRIBUTE)
- 4/11 DON CARLOS
- 4/12 MIRAGE: TRIBUTE TO FLEETWOOD MAC
- 4/13 BOBBY GRAY
- 4/18 WILD CHILD (DOORS TRIBUTE)
- 4/19 KEVIN NEALON
- 4/24 THE WAILERS
- 4/25 TOM GREEN - HOME TO THE COUNTRY
- 4/26 PIANO MEN: GENERATIONS
- 5/2 IN THE AIR TONIGHT (PHIL COLLINS & GENESIS TRIBUTE)
- 5/3 THE OCEAN BLUE
- 5/8 ROBERT CRAY
- 5/9 ROBERT CRAY
- 5/10 SHINE ON - THE LIVE PINK FLOYD EXPERIENCE
- 5/11 ISRAEL VIBRATION & ROOTS RADICS
- 5/15 ALL FIRED UP (PAT BENATAR TRIBUTE)
- 5/16 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 5/18 THE DAY THE MUSIC DIDN'T DIE
- 5/22 FOGHAT
- 5/30 YACHTY BY NATURE
- 5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 6/6 THE WINEHOUSE EXPERIENCE
- 6/7 YYNOT (TRIBUTE TO RUSH)
- 6/13 BUFFETT BEACH
- 6/21 CLASSIC ALBUMS LIVE: DAVID BOWIE'S ZIGGY'S STARDUST
- 7/4 THE ULTIMATE ROCK BAND: THE GREATEST ROCK HITS OF ALL TIME
- 11/16 GEOFF TATE'S OPERATION: MINDCRIME THE FINAL CHAPTER

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## THE DAILY COMMUTER PUZZLE

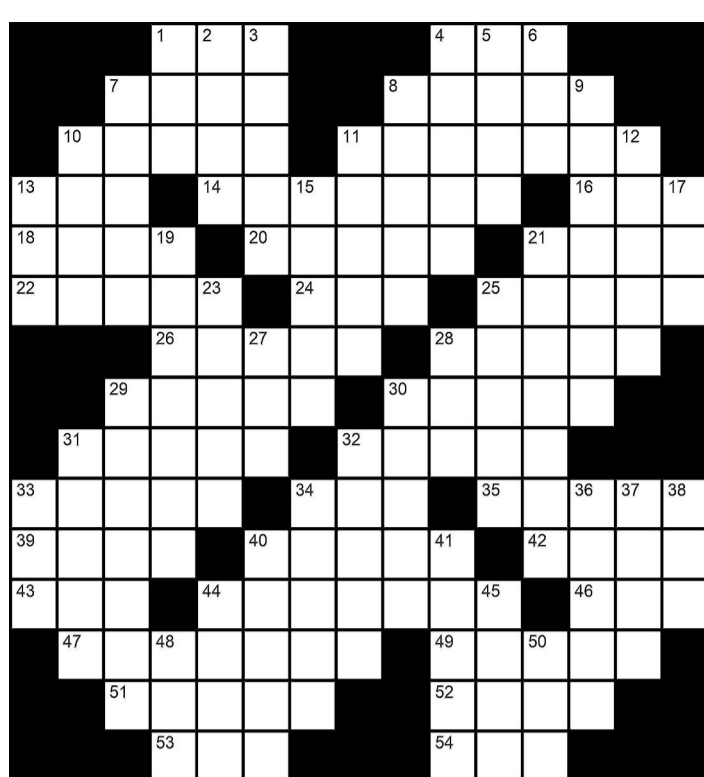
By Stella Zawistowski

### ACROSS

- 1 Angry
- 4 "It takes \_ to tango"
- 7 Wrapped South Asian garment
- 8 "You \_ bet?"
- 10 Playful river animal
- 11 Weightlifter's equipment
- 13 "I've got it!"
- 14 Georgia's capital
- 16 Siamese or Sphynx
- 18 Edges of glasses
- 20 Affirmative answers
- 21 Make do somehow
- 22 Gas-engine bicycle
- 24 Help out
- 25 Durant of the NBA
- 26 Journeys
- 28 Has supper
- 29 Period of work
- 30 Short golf shots
- 31 Actress Hunt
- 32 Make a bet
- 33 Mass transit fees
- 34 Reward for a server
- 35 "Unfortunately..."
- 39 Quick swims
- 40 Lined, as notebook paper
- 42 Falsehoods
- 43 Had for lunch
- 44 Angry fit
- 46 Actor Mineo
- 47 Brings on, as labor
- 49 Third month
- 51 Loses steam
- 52 Positive aspect
- 53 Finish
- 54 Go out with

### DOWN

- 1 Surface for wrestling or yoga
- 2 Rest \_ (road trip stop)
- 3 Covered in



## SUDOKU

By the Mephram Group

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

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

For answers to the crossword and Sudoku puzzles, see page A7.

- grime
- 4 Fruity baked desserts
- 5 The Liberty's league: Abbr.
- 6 "\_ more thing..."
- 7 Piece of postage
- 8 Declined in power
- 9 Niches in houses
- 10 Columbus' state
- 11 Foundation
- 12 \_ lazuli
- 13 Slot machine part
- 15 Performed a big jump

- 17 Royal flush card
  - 19 Resolves, as a dispute
  - 21 Grand \_ Station
  - 23 Loses moisture
  - 25 Toys for windy days
  - 27 Bed-and-breakfast
  - 28 Used a shovel
  - 29 Garden of Eden snake
  - 30 English class assignment
  - 31 Country east of Jamaica
  - 32 Droops
  - 33 Medicine-approving agency: Abbr.
  - 34 Melodies
  - 36 Hockey pucks, e.g.
  - 37 Actress Remini
  - 38 French design monogram: Abbr.
  - 40 Competed in NASCAR
  - 41 Garbage disposal sites
  - 44 Go left or right
  - 45 Like toms and roosters
  - 48 Perish
  - 50 Have regrets about
- Tribune Media Services

## Costa Mesa man accused of rape

BY CITY NEWS SERVICE

A 38-year-old man has been charged with raping a woman in Laguna Hills, sheriff's deputies said Wednesday. Hector Guzman Jr. of Costa Mesa was charged Tuesday with single felony counts each of rape, attempted forcible oral copu-

lation and assault with force likely to produce great bodily injury. Guzman did not enter a plea at his arraignment in the jail courtroom in Santa Ana Tuesday and the hearing was rescheduled for Feb. 21 in the Harbor Justice Center in Newport Beach. Sheriff's deputies were called just before 9 p.m.

Jan. 25 to a business in the 25000 block of La Paz Road in Laguna Hills regarding a sexual assault, sheriff's deputies said. A woman said she was sexually assaulted by a customer earlier in the day, deputies said.

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Twitter: @TheDailyPilot

## Suspect charged with multiple counts

BY CITY NEWS SERVICE

A Chilean national was charged Tuesday with breaking into a Newport Beach home. Christopher Andres Ramirez-silva, 30, of Santiago, Chile, was charged with two counts of burglary and two counts of vandalism, all felonies, as well as misde-

meanor counts of possession of a controlled substance and resisting arrest. He also faces a sentencing enhancement for acting in concert with two or more people to take or destroy any property. Police received a report at 9 p.m. Friday of a residential burglary in progress in the area of East Coast

Highway and Pelican Point, according to the Newport Beach Police Department. Officers, along with a K-9 unit and a Huntington Beach Police Department helicopter, quickly established a perimeter around a residence.

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## SHOOTING

Continued from page A1

by SAPD patrol cars and racing past at least two dozen people who were out strolling or fishing at about 7 a.m. It reaches the end of the pier, and then its driver side door opens. Multiple gunshots ring out immediately afterward.

Velasquez was the only person in the Honda and died at the scene of the shooting, police said. No bystanders or officers were hurt, Santa Ana Police Officer Natalie Garcia said. Some people who were on the pier as the chase and shooting unfolded stopped inside nearby shops and cafes afterward while processing what they had witnessed. One customer at Seaside Donuts Bakery told employee Sandy Bun he was with his 4-year-old son as shots were fired, she told the Daily Pilot Monday. Police and district attorney's investigators closed the pier to the public for hours as they canvassed the area. Detectives recovered a firearm. But whether they were curious or completely



A CHASE ENDED at the Newport Beach Pier followed by a police-involved shooting nearby shops and cafes.

File Photo

oblivious, visitors seemed mostly undeterred by the heavy police presence at the pier, according to Bun and many others working at nearby businesses. Most stayed open, and for them the day unfolded just like any other Saturday at the beach. The weekend's dramatic events did remain a topic of discussion at cafes and pubs adjacent to the pier. Newport Beach resident Jim Gibbons traded observations gleaned from social media footage and word of mouth with other locals at Stag Bar + Kitchen Monday afternoon. Gibbons said he believed the shooting was an isolated incident and pointed out that those involved "weren't Newport Beach

people." He added that the pier attracts visitors all year long and he believes local law enforcement have succeeded in ensuring it remains a safe place for everyone. "After what happened, I feel as safe as I ever have," Gibbons said. "The cops got this." Bun was similarly unshaken by what took place on Saturday. She said she was more worried about the tipsy, occasionally aggressive bar hoppers and others who wander into the 24-hour doughnut shop at night. "I still feel safe, but I still have some concerns too," Bun said.

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## ADVERTISEMENT



## CALIFORNIA ASSOCIATION OF REALTORS®

Dear Californians,

The devastation caused by the recent wildfires in Southern California is beyond words. Our hearts are heavy for those whose lives have been upended, so many of whom are now facing unimaginable losses. Despite this tragedy, we continue to be inspired by the extraordinary courage shown by our first responders. To those who risk everything to protect life and preserve property, we are deeply grateful.

The next several months will bring untold challenges for so many. As professionals whose core values are tethered to the building of communities and to the meaning that “home” occupies in our lives, we not only stand committed to helping rebuild what has been lost but also aim to protect you however we can. We take this commitment seriously. The immediate housing needs for those who have lost their homes create new vulnerabilities that some may seek to exploit. We want you to know your rights, to stay vigilant against predatory practices, and to report any misconduct you become aware of. Here are a few areas we want to draw your attention to:

1. **Price gouging:** During a declared emergency, California law prohibits rent increases of more than 10% from pre-disaster pricing. If a property wasn't rented before, the maximum rental price is set by law based on U.S. Dept. of Housing and Urban Development (HUD) guidelines, with limited exceptions. Landlords are not permitted to accept rents higher than these limits, even if tenants are willing to pay the higher cost. These housing protections are currently in effect and will remain active until at least March 8. Anti-price gouging laws play a critical role in safeguarding victims of disasters. Both consumers and professionals must understand and adhere to these laws to prevent anyone from becoming a victim or a violator. For more information, I encourage you to visit the California Attorney General's (OAG) website at [oag.ca.gov](http://oag.ca.gov).
2. **Unsolicited, undervalued offers:** An Executive Order issued by the governor is intended to protect homeowners impacted by the fires from being taken advantage of by opportunistic land speculators. This Order prohibits unsolicited, undervalued offers to purchase property in wildfire impacted areas. This means you should not receive uninvited texts, calls, or emails with under market value offers for your home. If you encounter such behavior, report it immediately to the California Dept. of Real Estate (DRE) at [LA Fires@dre.ca.gov](mailto:LA Fires@dre.ca.gov).
3. **Fraudulent activities:** Scammers often exploit disasters, targeting victims with fake rental listings, bogus crowdfunding campaigns, or impersonations of government officials and contractors. Protect yourself by requesting identification from individuals claiming to represent agencies such as the Federal Emergency Management Agency (FEMA), verifying contractor credentials through the Contractors State License Board at [cslb.ca.gov](http://cslb.ca.gov), and avoiding upfront rental payments without documentation.

Targeting wildfire survivors through these or other predatory real estate practices is illegal. If you suspect any wrongdoing, you should file a complaint with the OAG online or by calling 1-800-952-5225. Additionally, the DRE has warned that real estate professionals found engaging in such practices will face professional disciplinary action on top of potential criminal charges. Let me be clear: REALTORS® are guided by a strict code of ethics, and C.A.R. stands firm in its commitment to ensuring that our members uphold the highest standards of professionalism, integrity, and compassion during this critical time — and always.

In addition to protecting yourselves, we know you must look ahead in terms of rebuilding your homes and lives. Here are just a few resources and benefits available to assist in your recovery, among the many already out there.

If you're in need of financial assistance, you can apply for up to \$1,000 through the REALTORS® Relief Foundation. This fund provides housing-related financial support to individuals recovering from natural disasters. Impacted individuals can apply through April 30 by visiting [on.car.org/relief](http://on.car.org/relief).

For homeowners who have lost their homes, existing law offers property tax relief by allowing you to transfer the taxable value of your damaged or destroyed primary residence, once it is sold, to a replacement property anywhere in California. Passed by voters in 2020, Proposition 19 ensures continuity and stability for wildfire survivors as they rebuild their lives. Wildfire survivors have two years to purchase or construct a replacement property. If you need more information, I encourage you to contact your local County Assessor's office or the California Board of Equalization.

Finally, the Dept. of Insurance has issued a non-renewal moratorium on all existing homeowners' policies in fire-impacted areas, which prevents cancellation of your insurance policy due to wildfire risks for at least one year from the governor's declaration of a state of emergency on January 7, 2025. This crucial measure provides homeowners with the time and support needed to focus on recovery without fear of losing coverage.

We applaud and support these efforts while continuing to advocate for broader, long-term solutions to ensure affordable and accessible insurance coverage for all Californians. While these various resources and initiatives won't erase your loss, they serve as steps toward providing some relief and support as you and those in your community rebuild.

This recovery has to be a collective effort, and we all have a role to play. Whether it's through volunteering, donating, or simply doing what we Californians do best — being there for our neighbors and communities — we will get through this terrible disaster together. Our resilience is one of the defining features of our great state.

Stay safe,

Heather Ozur  
2025 President  
CALIFORNIA ASSOCIATION OF REALTORS®

120  
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**GIRLS' WRESTLING**

# Marina heads to Division 1 final of CIF Duals

BY ANDREW TURNER

RIVERSIDE — Marina arrived at its first appearance in a CIF Southern Section girls' wrestling dual meet final via one of the more improbable comebacks in the young history of the championships.

Top-seeded Covina Northview began the semifinal round with five consecutive pins, but Marina rallied from the 30-point deficit to twice tie the score. Then a consultation of the rulebook decided the match in the Vikings' favor on Saturday in the Division 1 dual meet championships at Riverside Hillcrest High.

Mary Jane O'Neil secured a pin of Mia Hooper in the 125-pound match while straddling the boundary to end the competition with the score knotted at 39-39. The junior got up, had her hand raised in victory, and then she jumped into the arms of teammate Isabella Lorenzana.

"I felt that throw coming towards me, so I knew it was either [Hooper] throws me, or I throw her," O'Neil said. "I'd rather try my throw and fail than get thrown and get pinned. ... I took that risk, and I threw



James Carbone

**MARINA'S MADISON BAXTER** competes during the CIF Southern Section Division 1 girls' wrestling dual meet championships at Hillcrest High in Riverside on Saturday.

it, and I squeezed, and squeezed, and squeezed, and I made sure to keep that toe in because that's the new rules now — keep the toe and then you get the win. I just pulled the arm, kept the head, and I was just looking up, hoping that they would call it."

The officials then gathered at the scorer's table, reviewing several criteria before landing on the least number of forfeits tie-breaker. The lone walkover of the match was conceded to Lorenzana in the heavy-weight match.

Alyssa Flexen (170) was

the first to break the streak of victories by fall for Northview. April Andrade (190) and Madison Baxter (100) also secured pins that bookended the forfeit, tightening the score to 30-24.

Zoe Vallejo's decision over Abigail Marquez, 13-8,

reestablished a two-match lead for Northview, but Nohea Booth (110), who had been like another coach on the bench, had a momentum-turning match to follow.

Booth escaped from a takedown by Marie Saldana with 42 seconds left in the third period to even the bout at 5-5, then got the deciding takedown with 26 seconds remaining and was able to ride out the time.

"The biggest part of my wrestling is my teammates being there for me," Booth said. "I just want to make sure I'm that person for somebody else. I have my partner, and she's the reason I go so far. [Madison Baxter] is the person that pushes me. ... I know the way that some of my teammates wrestle. I spend more time with them than anybody else. I know how they work, and sometimes, all you need is that extra voice telling you what might work for you."

Aubree Gutierrez got a first-period pin in the 115-pound match to complete the comeback, as the Vikings drew even at 33-33. Then it was O'Neil in the biggest moment after Samantha Rivera's pin in

the 120-pound match had retaken the lead for Northview.

Khalie O'Neil, 11, Mary Jane's sister, and her friend Arya Gutierrez, 10, were screaming words of encouragement from the edge of the mat.

"They're incredible friends, and they're always there in your corner," O'Neil added.

Marina will travel to take on Corona in the final on Thursday at 7 p.m. Corona won the first Division 1 title in 2021 and has been the runner-up in each successive year.

The Vikings defeated Montclair, 75-3, and Hillcrest, 46-31, in the first two rounds.

Girls' wrestling is in its infancy as a CIF-sanctioned sport, but it has continued to grow. The section expanded to two divisions in 2023. For the first time, the CIF girls' wrestling dual meet championships have three divisions this year.

Newport Harbor exited in the first round against Walnut, 36-21, but the Sailors were thrilled to be a part of the tournament.

Senior Selah Beatty ex-

See **Marina**, page A6

# MARKETPLACE

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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 08/18/2023 as instrument number 2023000202054, Book page 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 3/11/2024 as instrument number 2024000053205 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/27/2011 as instrument number 2011000211176, WILL SELL on 02/19/2025, 1:30 P.M., 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): QIJUN LIU AND HONGJUAN TIAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND ENQI LIU, A SINGLE MAN AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON. The property address and other common designation, if any, of the real property is purported to be: 204 KEMPTON, IRVINE, CA 92620, APN 935-465-33. 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: \$12,442.14. 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 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: X23-11003. 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 [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case X23-11003 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." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: SUSAN PAQUETTE, TRUSTEE SALES OFFICER Dated: 12/24/2024 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. NPP0469420 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

**Legal Notices**

Title Order No.: 2549034CAD Trustee Sale No.: 87702 Loan No.: 399398031 APN : 151-282-28 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2022. 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 2/27/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/21/2022 as Instrument No. 20220000153058 in book //, page // of official records in the Office of the Recorder of Orange County, California, executed by: CRYSTAL GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor WILSHIRE QUINN INCOME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (CFL LIENSE NO. 603J060), 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 under said Deed of Trust in the property situated in said County, California describing the land therein: PARCEL 1 OF PARCEL MAP NO. 88-226, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 247 OF PARCEL MAPS, PAGES 36 TO 38 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN DEED RECORDED AUGUST 15, 1980 IN BOOK 13703 PAGE 955 OF OFFICIAL RECORDS. 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: 8082 ADAMS AVENUE HUNTINGTON BEACH, CA 92646. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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: \$1,934,678.51 (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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/28/2025 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](http://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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87702. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 87702 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.

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**Legal Notices**

T.S. No.: 22-7030 Loan No.: \*\*\*\*\*1091 APN: 141-513-55  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/1/2005. 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.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **ADAM BEREKI, A SINGLE MAN**  
Duly Appointed Trustee: **Prestige Default Services, LLC**  
Recorded **7/7/2005** as Instrument No. **2005000525690** in book , page of Official Records in the office of the Recorder of **Orange County, California**, Date of Sale: **3/3/2025 at 9:00 AM**  
Place of Sale:  
**Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92688**  
Amount of unpaid balance and other charges: **\$575,064.98**  
Street Address or other common designation of real property:  
**818 SPIRIT**  
**COSTA MESA California 92626**  
**A.P.N.: 141-513-55**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **All checks payable to Prestige Default Services, LLC.**

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 (800) 793-6107 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-7030. 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) 793-6107, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-7030 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: 1/23/2025  
**Prestige Default Services, LLC**  
**1920 Old Tustin Ave.**  
**Santa Ana, California 92705**  
Questions: **949-427-2010**  
Sale Line: **(800) 793-6107**  
**Patricia Sanchez Foreclosure Manager**  
PPP#25-000605

## GIRLS' WATER POLO

## Edison uses overtime push to advance in CIF playoffs

BY MATT SZABO

The Edison High girls' water polo team matched up with Long Beach Millikan twice earlier this season.

Edison beat the Rams by a goal in a nonleague game in early December. Two days later, Millikan won by two goals in a tournament.

A close match, then, could be expected when the teams faced off Tuesday night in the opening round of the CIF Southern Section Division 2 playoffs.

Going to overtime certainly qualified.

Edison prevailed, earning a 9-7 win at its home pool after the extra time to extend its season.

Senior attacker Gaby Kelly led the Chargers (15-14) with four goals. Edison, guided by first-year head coach Eric Perales, heads to No. 4-seeded Downey in the second round on Friday.

"It felt pretty cool," said

Kelly, headed to UC Santa Barbara for swimming. "I was really happy I was able to help the team."

Senior Madison Emerson and junior Cali Spencer each scored twice for Edison, the fourth-place finisher from the tough Sunset League, and sophomore Nora Stovall added a goal. Junior goalkeeper Camryn Murphy made 13 saves, 10 of those coming in the second half and overtime.

"I've never been in an overtime for high school before, so that was a new experience for me," Murphy said. "It was exciting and stressful, at the same time."

The same could be said about regulation, as neither team led by more than two goals. Edison took a 6-4 lead in the fourth quarter, on Stovall's rebound goal.

But Moore League runner-up Millikan (13-11) tied the match as freshman McKenna Rosenberg, who led



EDISON'S GABY

**KELLY** (15) pulls up and takes a shot for a score against Long Beach Millikan on Tuesday.

Don Leach  
Staff Photographer

time] off being up was nice."

Perales said Emerson, a defender who drew multiple exclusions Tuesday, has been like the team's Swiss army knife this season.

"She's willing to do it all for the team," he said.

Edison's overtime onslaught continued. Spencer then struck on an outside shot from about eight meters, before Kelly's cross-cage power-play goal gave Edison a 9-6 lead after the first of two three-minute overtime periods.

Millikan's Grace Darby scored in the final minute of the second overtime, but by then the victory was secure.

Edison will have to pull an upset in the next round to make the Division 2 quarterfinals. The Chargers almost accomplished that task last year, losing 10-9 at eventual Division 2 champion Alta Loma in the sec-

See *Edison*, page A6

## PLAY

Continued from page A1

owners and must overcome their natural differences to realize their dream of becoming world-famous musicians.

Geared toward young theatergoers ages 4 to 8, the hourlong musical play takes place in the Samueli Theater with two afternoon shows on Saturday and Sunday preceded by an hour of free activities in the lobby, where kids can make their own prop instruments and try their own hand at storytelling.

"Musicians of Bremen Live!" is a part of Segerstrom Center's Family Series, designed to make live theater performances more accessible to young viewers, according to Lisa Peterson, vice president of education.

"There's been a hefty



Melissa Gordon | Gorgeous Photography

"**THE MUSICIANS** of Bremen Live!" a vivid retelling of the classic Grimm's fairy tale, is geared toward young audiences.

amount of research showing when you have a child who's experienced going to the theater by age 8, they are more likely to become theatergoers as adults," Peterson said. "In the Fam-

ily Series our shows are meant to serve younger audiences. The themes are specific to what families are working through in terms of a child's development at that point in

their lives."

Cahoots NI Artistic Director Paul Bosco Mc Eaney said he co-founded the theater company in 2001 out of a desire to create shows for children that were just as well-written, produced and staged as traditional offerings.

"It was like an entry level sport. If you couldn't get work in the proper theater you went into children's theater," Mc Eaney recalled Wednesday. "I had a sense that wasn't fair, and I'm still on that quest, I suppose. We invest heavily in making work for young audiences that's got all the production standards we expect as adults."

Cahoots is no stranger to Segerstrom Center for the Arts. The troop's past performances include "Secrets of Space," "Shh! We have a Plan" and "University of Wonder and Imagination,"

an interactive theater experience that came to Samueli Theater last March.

In 2022, the two organizations began discussing a production that would have its world premier in Costa Mesa. They discussed international borders — such as that between the United States and Mexico and the one separating Northern Ireland from the Republic of Ireland — and how people from different backgrounds live and work together in a common culture.

"The Bremen Town Musicians" presented music as a perfect backdrop against which to portray a varied cast of animal characters struggling to harmonize to fulfill their dreams, Mc Eaney said.

"They can all play instruments, but they wouldn't listen to each other, so there's a disharmony for the first 20 minutes," he

said. "Disharmony suddenly becomes harmony only by listening. And that gives you an anchor from which to develop the themes we wanted to talk about."

The result of that collaboration is a dazzling display that is sure to transfix audiences of all ages, according to Peterson, who managed to catch a preshow performance for school audiences Wednesday.

"Just seeing their reactions was so exciting," she said. "That magic of a shared theater experience can only really happen in this type of setting."

"Musicians of Bremen Live!" takes place Saturday, at 1 and 4:30 p.m., and at 1 and 3:30 p.m. Sunday. Tickets start at \$28.25. Visit [scfta.org/shows-events](http://scfta.org/shows-events).

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GIRLS' WATER POLO

Gaby Zifcak's 7 goals send Ocean View to second round

BY ANDREW TURNER

Ocean View got to enjoy the spoils of a dramatic turnaround, the Seahawks playing under the lights at home for the first time all season on Tuesday.

The Orange Coast League-champion Seahawks defeated Riverside JW North 8-6 in the opening round of the CIF Southern Section Division 6 girls' water polo playoffs.

Junior Gaby Zifcak scored seven goals to lead Ocean View (13-9), which will travel to face Alhambra (6-5) at the Granada Park Pool at 4 p.m. on Friday.

"I've never played in CIF before, so it's really exciting for me," Zifcak said. "To know that we're having a second CIF game because we won this one is even more exciting."

Ocean View's longest

winning streak was four games during a mid-December stretch, ending with a win over traditional rival Westminster in a non-league contest.

It would take a run of equal longevity to send the program to its fourth section championship game. The Seahawks made three consecutive CIF finals appearances from 2013 to 2015, but the program has never brought home a title.

A playoff run of any kind would be icing on the cake for a program that endured a 3-18 campaign a season ago.

Ocean View coach Jake Huynen lauded Zifcak for her leadership capabilities, saying, "That kind of drives this team ... and kind of carries this team to wins."

For the Seahawks to experience the extended success from earlier in the

year, Huynen said it will take contributions from across the roster.

There were flashes of that, especially on the defensive end. Goalkeeper Anika Hurtig, a converted field player who took over in the cage this season, had five saves and two steals.

Two-meter defender Josefina Rodriguez was an imposing deterrent that made the opposition think twice about attempting to fight for position near the net.

Huynen noted that Rodriguez also "shines at" moving the ball down the court, which helps the goalie, who can't pass the ball far. "Josie relieves that pressure from our goalie, and she gets the ball and she puts the ball down the court. I would almost say she's like a quarterback for us. She leads the offense in



Andrew Turner

THE OCEAN VIEW girls' water polo team celebrates a first-round win over JW North in the CIF Southern Section Division 6 playoffs on Tuesday.

that sense."

Ocean View combined for eight steals, receiving two each from Fadia Omran and Zifcak, while Gretchen Reed and Rodriguez each had one.

Zifcak did all the scoring

before halftime, with Serena Ruiz collecting three of her game-high four assists before the break. Omran scored on a looping shot on the first possession of the third quarter to stretch the lead to 6-1.

JW North (8-18) retaliated with three unanswered goals, but it was a prompt response from Zifcak on a 5-meter shot that snuck inside the right post that settled the Seahawks. The lead climbed to 7-4 with six minutes remaining, and it grew to 8-4 when Zifcak converted a stretch pass from Ruiz.

"I felt good about it just because I knew that it would help our girls after the shock of getting scored on," Zifcak said of stopping the Huskies' momentum. "They know that we can come back."

Maci Miracle-Tilford had four goals, four steals and one assist to lead JW North. Rosalie Solorio also scored twice for the Huskies.

andrewturner@latimes.com Twitter: @AndrewTurnerTCN

MARINA

Continued from page A4

pended quite a bit of energy in her bout, as the sparring parties had each accrued double-digit point totals before she registered a pin midway through the second period.

"I was just really tired during my second period," Beatty said. "I looked at my teammates and coaches, and they're just telling me to keep on going, just battle hard, as strong as you can. I tried to pull up as much conditioning as I could, and strength, and I tried to finish it."

Newport Harbor is still



James Carbone

MARINA'S ISABELLA LORENZANA pins her opponent during the CIF Southern Section Division I girls' wrestling dual meet championships on Saturday.

drawing inspiration from recent alumnus Duda Ro-

drigues, who enjoyed two undefeated seasons, cul-

minating in her second state title — at 155 pounds — last season. The Sailors are trying to keep the beat going.

"We weren't expecting to come here because our team's so small," said senior Charlie Falomir, who was a Masters qualifier as a junior. "There's so many great opportunities, and there's people watching us. I'm really grateful that we got to experience this. ... It's a great opportunity, especially for our freshmen. Selah and I are going to be gone, but we want to leave a great program for them when we leave."

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

EDISON

Continued from page A5

ond round.

The season has come together well for Edison, considering Perales said he took over just a couple of weeks before it started. Chargers alumnus Jarrett Tossey, who also coaches boys' water polo at Edison, resigned after one season as the girls' coach but has still been supportive. Tossey operated the scoreboard on Tuesday night.

"These girls needed a coach," Perales said. "The whole first two months of season was us all learning each other, trying to figure out what we do on offense,

trying to figure out how we help on defense. Our defense is improved significantly."

Segerstrom 9, Estancia 7: The Eagles were eliminated on the road Tuesday in the first round of the Division 5 playoffs.

Estancia finished the season 16-12.

Los Amigos 11, Riverside Notre Dame 6: The Lobos won their Division 6 opener Tuesday at La Quinta High.

Los Amigos (11-10) hosts Cathedral City in the second round on Friday.

matthew.szabo@latimes.com Twitter: @mjszabo

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

Legal Notices Loan No.: 2795 - Barghi TS no. 2024-11224 APN: 934-83-062 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/15/2023, 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 on 2/19/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Farah Doukht Yasmine Barghi, a single woman recorded on 5/17/2023 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2023000115061, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/18/2024 as Recorder's Instrument No. 2024000272385, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Unit 62, as shown and described in The Condominium Plan recorded in Book 11937, Page 314. An Undivided 1/83rd interest as Tenant in Common in the Fee Interest in and to the Common Area of Lot 1, Tract 8444, per Map, Book 374, Pages 39 to 43, inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 62 Sea Island Dr, Newport Beach, CA 92660. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$632,690.52. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11224. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 www.nationwideposting.com, using the file number assigned to this case 2024-11224 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 or declaration 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. Dated: January 16, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470068 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 01/30/2025, 02/06/2025, 02/13/2025

Legal Notices Loan No.: Thomas TS no. 2024-11199 APN: 048-111-02 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/12/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 2/26/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Matthew J. Thomas, a single man recorded on 9/20/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000311806, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 9/30/2024 as Recorder's Instrument No. 2024000253190, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Parcel 1: Lot 10, Block 2, Balboa Bayside Tract, per Map, Book 4, Page 78 of Miscellaneous Maps. Parcel 2: Portion of Lot 8, Section 35, Township 6 South, Range 10 West, San Bernardino Base and Meridian according to the Official Plat thereof. The street address or other common designation of the real property hereinabove described is purported to be: 409 Edgewater, Newport Beach, CA 92661. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$3,813,034.45. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11199. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 www.nationwideposting.com, using the file number assigned to this case 2024-11199 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 or declaration 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. Dated: January 28, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470595 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/06/2025, 02/13/2025, 02/20/2025

Legal Notices T.S. No. 24-70901 APN: 439-181-51 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/10/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: KENNETH A. JOHNSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 6/18/2024, as Instrument No. 2024000115158, of Official Records in the office of the Recorder of Orange County, California, Date of Sale:2/26/2025 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$1,085,084.61 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 2517 FAIRWAY DRIVE COSTA MESA, CALIFORNIA 92627 Described as follows: As more fully described on said Deed of Trust A.P.N #: 439-181-51The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-70901. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-70901 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. Dated: 1/24/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42438 Pub Dates 01/30, 02/06, 02/13/2025

# MARATHON

Continued from page A1

men's half marathon, with Esteban Prado of Fountain Valley earning the title. Prado crossed in 1:07.25, five seconds ahead of Thomas Dialynas of Newport Beach, a former Corona del Mar High track standout.

"I was always looking to my right side, seeing the beach, the palm trees, the surf," said Prado in the release. "There's just no better place to run."

Sarah Czuprynski of North Hollywood won the women's half marathon in 1:17:22.

Jake Ogden of Aliso Viejo was the men's 5K champion (15:45), while Gracie Adams-Handy of Rancho Santa Margarita (17:37) took the women's title.

City officials also joined in the fun. Ashley Wysocki, Huntington Beach's director of community and library services, ran the half-marathon.

"The weather was absolutely perfect for those who like it a little on the cool side to get started," Wysocki said in the release. "Then as the clouds break and you're running on PCH to the finish line, it's the most gorgeous view. You see all the palm trees, you see the ocean. It takes away all the

pain." Huntington Beach City Councilwoman Gracey Van Der Mark pushed Bailey Benton of Carlsbad in a specialized chair in the 5K race, while Huntington Beach Police Department Public Information Officer Jessica Cuchilla ran alongside.

Benton participated through the nonprofit Ainsley's Angels, which pairs special needs riders with runners to compete in endurance races and uses the color pink as a theme.

"It was just really nice, because every time we went by people would yell at Bailey, like, 'Team Bailey,'" Van Der Mark said. "She would get so excited and her arms would be moving everywhere. She's not verbal, so she was expressing her excitement with her hands up. Just for a little while, they forget, because these kids go through a lot."

Van Der Mark said it was her first time completing a race, though she does walk several miles every other day.

"It's a good start," she said. "Maybe next time I'll do a little more."

Registration is now open for the 30th annual Surf City Marathon, set for Feb. 1, 2026, at [runsurfcity.com](http://runsurfcity.com).

[matthew.szabo@latimes.com](mailto:matthew.szabo@latimes.com)  
Twitter: @mjszabo

# CHIEF

Continued from page A1

four.

The department is also in the process of modernizing its security infrastructure. It opened its Crime Information Center in January, and is connecting with residents and business owners willing to give them access to their surveillance cameras via an

app called Fusus. The city has also installed 69 automated license plate readers, which can alert dispatchers if a stolen or suspicious vehicle passes by. NBPD is also developing a new drone program, which officials will propose to the City Council for consideration at its next meeting, Feb. 25.

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Twitter: @EricLicas

# HOUSING

Continued from page A1

stock, the existing housing, it's Huntington Beach — a lot of single-story homes, a lot of homes built in the 1950s and '60s. A lot of people love Huntington, love the vibe, and I don't think the city goes out of their way to add new development.

"One thing we appreciate about Huntington, they want Huntington to remain Huntington, and we agree. I think they want to set the bar high to maintain the attractive nature, the feel of Huntington, and we're all about that."

Higgins said a grand opening is planned for sometime in June.

Landsea is providing 13 units on-site designated as moderate income housing, Huntington Beach principal planner Ricky Ramos said in an email.

The project, on a 5.62-acre lot adjacent to Golden West College, was previously brought forward by another developer and approved by the Planning Commission on a unanimous vote in 2023.

Landsea, which has other properties in Orange County but is building in Huntington Beach for the first time, closed on the land last June and is now



**A RENDERING** of the Essex + Gage townhome community, which has broken ground in Huntington Beach.

Courtesy of Landsea Homes

the builder for the project.

The Essex homes are row townhomes, 71 in all, while the 58 Gage homes are U-shaped. There are 11 different floor plans overall, Higgins said.

Each home features smart home automation technology, including Apple

Home integration. The complex will also contain a pool, spa and outdoor barbecue and fire pit area, as well as public open space with a dog park and turf area.

[matthew.szabo@latimes.com](mailto:matthew.szabo@latimes.com)  
Twitter: @mjszabo

# MARKETPLACE

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

**LEGAL NOTICES**  
1300

### Name Change

**ORDER TO SHOW CAUSE FOR A CHANGE OF NAME**  
CASE NO. 01442765

**Petitioner or Attorney (name, state, bar, and address):**  
Arthur Sebastian Palacio Jr.  
332 E. Wilson Avenue  
Orange, CA, 92867

**TO ALL PERSONS INTERESTED:**  
Petitioner Arthur Sebastian Palacio Jr. filed a petition with this court for a decree changing names as follows:

**Present Name:**  
Arthur Sebastian Palacio Jr.

**Proposed Name:**  
Sebastian Palacio

**THE COURT ORDERS** that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least

**Name Change**

two days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
DATE: 02/11/2025  
TIME: 8:30AM  
DEPT: D-100  
ROOM: Remote

**The address of the court is:** SUPERIOR COURT OF CALIFORNIA County of Orange 700 Civic Center Drive, West, Santa Ana CA 92701-4045 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county.

Dated: 01/08/2025  
David H. Yamasaki  
Clerk of the Court  
Published in the Daily Pilot 01/16/25, 01/23/25, 01/30/25, 02/06/25

**ADVERTISEMENT OF PUBLIC SALE**  
In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on February 13, 2025. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following:

TENANT NAME SPACE NUMBER  
Oskar Andalon 1204  
J J Engeleiter 1250  
George Ellis 1264  
Alejandro Alcalá 1331  
Noe Oliva 2241  
Andrei Sidenkov 2366  
Tammie Guillory 2523  
Noe Oliva 2533  
Pamela Zebedeus 2542  
J J Engeleiter 2564  
Dominique Yarumian 3377  
Daniel Raczkowski 3534  
Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this January 30, 2025, and February 6th, 2025. Auction Listed on [storagetreasures.com](http://storagetreasures.com). Final bid at 12:00 noon.  
1/30, 2/6/25  
**CNS-3889489#**  
**DAILY PILOT**

**FOUND**  
an apartment through classified

**EMPLOYMENT**  
1500

### Employment

Art Outsource Supervisor. Manage communication, provide feedback to artists, & help maintain strong creative relationship between external & internal art teams. Req. Bach in Animation, Illustration, Game & Digital Media Design or rel. field or foreign equiv. Jobsite: Irvine, CA. Wage range: \$103,480/yr to \$136,400/yr. Send resume ref#23228 to K. Finnsson, Blizzard Entertainment Inc, 1 Blizzard Way, Irvine, CA 92618

**ADVERTISEMENT OF PUBLIC SALE**  
In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on February 13, 2025. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following:

TENANT NAME SPACE NUMBER  
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Andrei Sidenkov 2366  
Tammie Guillory 2523  
Noe Oliva 2533  
Pamela Zebedeus 2542  
J J Engeleiter 2564  
Dominique Yarumian 3377  
Daniel Raczkowski 3534  
Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this January 30, 2025, and February 6th, 2025. Auction Listed on [storagetreasures.com](http://storagetreasures.com). Final bid at 12:00 noon.  
1/30, 2/6/25  
**CNS-3889489#**  
**DAILY PILOT**

**BSC 226343**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY LOU ANDRADE-SALAZAR 30-2024-01435735-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **MARY LOU ANDRADE-SALAZAR.**

**A PETITION FOR PROBATE** has been filed by **MARISA A. HALEY & PAMELA DE NIRO** in the Superior Court of California, County of **ORANGE.**

**THE PETITION FOR PROBATE** requests that **MARISA A. HALEY & PAMELA DE NIRO** be appointed as personal representative to administer the estate of the decedent.

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

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

**A HEARING** on the petition will be held on **March 19, 2025 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
DOMENICO A. SCIRE, ESQ.  
The Law Offices of C.R. Abrams, P.C.  
27201 PUERTA REAL, STE 130  
Mission Viejo, CA 92691  
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/06 & 2/13/2025

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### Legal Notices

### Legal Notices

**NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
(U.C.C. 6101 et seq. and B & P 24073 et seq.)  
Escrow No. 2499-55

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 address(es) of the Buyer(s)/Transferee(s) is/are: **MO.MI.MEI LLC, 1357 SUSSEX LANE, NEWPORT BEACH, CA 92660**

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

The name(s) and business address(es) of the Buyer(s)/Transferee(s) is/are: **WNN HOLDINGS LLC, 156 HEMISPHERE, IRVINE, CA 92618**

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: **NONE**

The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, AND ABC LICENSE** and are located at: **1170 BAKER STREET, SUITE G2, COSTA MESA, CA 92626**

The ABC License to be transferred is: **ON-SALE BEER & WINE EATING PLACE** License No. **41-654225**

Now issued for the business known as: **MO MI MEI**  
The anticipated date of the bulk sale is **UPON ISSUANCE OF THE PERMANENT ABC LICENSE TO BUYER** at the office of: **INNOVATIVE ESCROW, INC., 28212 KELLY JOHNSON PKWY, STE. 110, VALENCIA, CA 91355**

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of **\$170,000.00**, which consists of the following: DESCRIPTION, AMOUNT: **CASH \$170,000.00**

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the 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: **1/19/2025**  
**MO.MI.MEI LLC**, Seller/Licensee  
**WNN HOLDINGS LLC**, Buyer/Transferee  
**ORD-3215287 DAILY PILOT 2/6/25**

**BSC 226323**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KRISTINA BIRGIT MACDONALD 30-2025-01453835-PR-LA-CMC**

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

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

**THE PETITION FOR PROBATE** requests that **LAURENCE MACDONALD** 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 **March 05, 2025 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:  
TRENT C. MARCUS, ESQ.  
TRENT C. MARCUS, A LAW CORPORATION  
19900 BEACH BLVD, C-1  
HUNTINGTON BEACH, CA 92648  
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/30, 2/6 & 2/13/2025

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# CROSSWORD AND SUDOKU ANSWERS

Crossword puzzle grid with answers filled in:

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

Sudoku puzzle grid with numbers filled in:

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

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 25, 2025**, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

**2950 Bear St Costa Mesa CA, 92626**  
949-415-5680  
12:00 PM  
Brook Thomas

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the referenced facility above to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
2/6/25  
**CNS-3892004#**  
**DAILY PILOT**

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 25, 2025**; Life Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

**3190 Pullman St. Costa Mesa, CA 92626**  
(714)243-4094  
12:00 PM  
Ian Anthony  
William Johnson

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
2/6/25  
**CNS-3892562#**  
**DAILY PILOT**

### NOTICE INVITING BIDS:

Modular Buildings (Sitework)  
Newland, Oka, and Pavan Schools  
For Bid Number: **FVSD 25-01**  
Bid Deadline:  
1:00 pm March 05, 2025  
Place of Bid:  
Fountain Valley School District  
17330 Mt. Herrmann St  
Fountain Valley, Ca 92708  
(714) 668-5882

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Fountain Valley School District of Orange County, California will receive bids up to and including **1:00 p.m. on March 05, 2025**. At this time, date, and place, bids will be publicly opened and read aloud for Bid No. FVSD 25-01 Modular Buildings (Sitework) as indicated in the bid specifications. A **Mandatory Job Site Walk** has been scheduled for **February 18, 2025 at 1:00 p.m.** at Pavan Elementary School 9675 Warner Ave Fountain Valley, CA 92708. All bids shall be submitted only on the forms supplied by the School District as part of the bid package.

Bid documents are available at <https://www.fvsd.us/apps/pages/Facilities>. All Firms submitting a proposal to this project must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting a proposal. Any Firm that submits a proposal and is not prequalified will be deemed non-responsive and that Firm's proposal will be rejected and returned to the Firm unopened. **The FVSD prequalification process** is web based. Information can be found at [www.qualitybidders.com](http://www.qualitybidders.com). Prequalification documents must be submitted prior to **February 19, 2025**. The Board of Trustee reserves the right to reject any and all bids and to waive any irregularity therein. The right is also reserved by the Board of Trustees to select items and/or scope of work which in their opinion will best serve the needs of the District. All bidders must be properly licensed at bid time and during the entire project per Public Contract Code Section 3300 and Business and Professions Code Section 7028.15. Dated this February 4, 2025. Joe Hastie, Director - Maintenance & Operations Published: Daily Pilot Newport Beach/Costa Mesa February 6, 2025 and February 13, 2023.

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# Get the FREE TimesOC newsletter.

Orange County's most essential stories in your inbox.

Every Wednesday, get the news that matters most to your community in the TimesOC newsletter, with the latest on issues from business and immigration to food and what to do this weekend. It's the top local stories from the Daily Pilot, the L.A. Times and TimesOC — all delivered straight to you.



California State Parks seasonal lifeguard Sierra Fockler discovered a 14-inch Pacific football fish around 2:30 p.m. on Friday, Oct. 13, near the lifeguard station located at Crystal Cove State Park in Orange County. It's the second such case of the fish washing ashore over the last three years. (Courtesy of California State Parks)

Good morning. It's Wednesday, Oct. 25. I'm Carol Cormaci, bringing you this week's [TimesOC newsletter](#) with a look at the latest local news and events.

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp teeth.

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spooky-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.



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