

Daily Pilot

THURSDAY, NOVEMBER 23, 2023 /// dailypilot.com

Suspect in Laguna Beach killing pleads not guilty

Dino Rojas-Moreno, who stands accused of killing Laguna Beach restaurant worker Tatum Goodwin with a fire extinguisher, entered a not guilty plea to the charge of murder in Orange County Superior Court on Monday.

BY ANDREW TURNER

Dino Rojas-Moreno, charged with murder in the killing of 27-year-old San Clemente resident and Laguna Beach restaurant worker Tatum Goodwin, pleaded not guilty in Orange County Superior Court on Monday.

Rojas-Moreno, 26, of Laguna Hills was arrested on Wednesday, Nov. 15, three days after Goodwin's body was found by a construction worker at a job site near the 200 block of Ocean Avenue in

Laguna Beach.

Authorities allege that Rojas-Moreno, a local bartender, beat Goodwin to death with a fire extinguisher, then left her body at the construction site with a sandbag over her head behind an old movie theater. Rojas-Moreno allegedly assaulted Goodwin near her car in a parking lot, before dragging her to the back of the parking lot and down an alley to the job site.

It is unclear if Goodwin and Rojas-Moreno had a prior relation-

ship.

The charges against Rojas-Moreno also include felony enhancements for committing murder in an attempted kidnapping and the use of a deadly weapon in commission of a felony, court documents show.

A pretrial court appearance has been scheduled for Jan. 30 at 8:30 a.m. Rojas-Moreno is being held in custody without bail.

The death penalty could be in

See **Pleas**, page A3



Andrew Turner

DINO ROJAS-MORENO, seated in background, appears at his arraignment in Santa Ana on Monday.



Courtesy of Wednesday Aja

SNOWFLAKE SUMMIT is one of the features of Winter Fest O.C., which returns this year at the Orange County fairgrounds, opening Friday.

Snow in O.C.: Winter Fest returns, bigger than ever

BY MATT SZABO

A T-shirt is often fair game when dealing with a mild Orange County winter.

Those aspiring to a more traditional winter wonderland, though, don't have far to go.

Winter Fest O.C. returns this year at the Orange County fairgrounds, opening Friday and running through Jan. 7.

"A lot of people in Orange County really haven't experienced winter before," Winter Fest O.C. executive producer Mark Entner said. "Especially kids and so forth, maybe they haven't had the chance to go up to our local mountains when sometimes we do get snow. This is a fantastic opportunity for our community to be able to enjoy a winter experience."

This is the second year back



Courtesy of Winter Fest O.C.

See **Fest**, page A2

THE FIRESIDE LOUNGE at Winter Fest O.C. includes private igloos that can be rented.

See **Death**, page A4

AN OPPORTUNITY to play in the snow is included with admission to Winter Fest O.C. The site at the Orange County fairgrounds opens tomorrow and runs through Jan. 7.

Courtesy of Winter Fest O.C.



ALSO FROM THE DAILY PILOT:



Matt Szabo

CORONA DEL MAR FOOTBALL FEELS AT HOME AT CIF PRESS LUNCHEON PAGE A4

DEFENSE SHINES AS CDM FOOTBALL TOPS YORBA LINDA, ADVANCES TO CIF TITLE GAME PAGE A4

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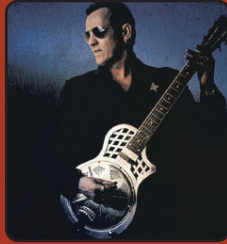
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SAT, DEC 2
LEE ROCKER
of The Stray Cats



FRI, DEC 8
GENE LOVES JEZEBEL



SAT, DEC 16
GARY HOEY



SAT, DEC 23
FLOCK OF SEAGULLS

- 11/24 JUMPING JACK FLASH (STONES TRIBUTE)
- 11/25 BUFFETT BEACH (JIMMY BUFFETT TRIBUTE)
- 11/26 ARETHA
STARRING CHARITY LOCKHART
- 11/30 THE MUSICAL BOX
- SELLING ENGLAND BY THE POUND
- 12/1 THE MUSICAL BOX
- SELLING ENGLAND BY THE POUND
- 12/2 LEE ROCKER OF THE STRAY CATS
- 12/8 GENE LOVES JEZEBEL / BOW WOW WOW
- 12/9 CASH'D OUT
"THE NEXT BEST THING TO JOHNNY CASH"
- 12/15 BERLIN
- 12/16 GARY HOEY'S ROCKIN HOLIDAY SHOW
- 12/21 THE CHAIRMAN & THE BOARD
(THE RAT PACK TRIBUTE)
- 12/22 AMBROSIA
A VERY SPECIAL HOLIDAY SHOW
- 12/23 FLOCK OF SEAGULLS
- 12/28 L.A. GUNS
- 12/29 DONAVON FRANKENREITER / GOODNIGHT, TEXAS
- 12/30 DONAVON FRANKENREITER / GOODNIGHT, TEXAS
- 12/31 LOS LOBOS **NEW YEAR'S EVE!**
- 1/5 QUEEN NATION (QUEEN TRIBUTE)
- 1/6 QUEEN NATION (QUEEN TRIBUTE)
- 1/7 BOBBY GRAY
- 1/11 CANNED HEAT
- 1/12 TOMMY CASTRO
- 1/13 WILD CHILD (THE DOORS TRIBUTE)
- 1/14 CUBENSIS (GRATEFUL DEAD TRIBUTE)
- 1/18 ERIC SARDINAS /
w/ SPECIAL GUEST MARCO MENDOZA
- 1/19 MARC COHN
- 1/20 MARC COHN



THU, DEC 28
L.A. GUNS



DEC 29 & 30
DONAVON FRANKENREITER



SUN, DEC 31
LOS LOBOS
New Year's Eve



THU, JAN 11
CANNED HEAT

- 1/21 BIG MOUNTAIN
- 1/26 PETTY BREAKERS (TOM PETTY TRIBUTE)
- 2/3 GLENN HUGHES DEEP PURPLE SET
- 50TH ANNIVERSARY OF BURN
- 2/6 RICKIE LEE JONES
- 2/9 FAST TIMES (80s CONCERT EXPERIENCE)
- 2/10 JOURNEY USA (JOURNEY TRIBUTE)
- 2/14 OTTMAR LIEBERT & LUNA NEGRA
- 2/15 KARLA BONOFF
- 2/16 PRINCE AGAIN (PRINCE TRIBUTE)
- 2/17 THE MOTELS
- 2/22 SHAWN PHILLIPS
- 2/23 BEATLES VS STONES
- A MUSICAL SHOWDOWN
- 2/24 DADA
- 3/1 G. LOVE & SPECIAL SAUCE
- 3/7 THE BODEANS
- 3/13 REVEREND HORTON HEAT
- 3/14 COLIN JAMES
- 3/28 HERMAN'S HERMITS
STARRING PETER NOONE
- 3/29 HERMAN'S HERMITS
STARRING PETER NOONE
- 4/5 ULI JON ROTH
- INTERSTELLAR SKY GUITAR TOUR
- 4/6 RONSTADT REVIVAL
(LINDA RONSTADT TRIBUTE)
- 4/14 THE FABULOUS THUNDERBIRDS
- 4/18 SPONGE
- 4/19 RICHIE FURAY
- 4/21 VONDA SHEPARD
- 4/25 ISRAEL VIBRATION & ROOTS RADICS
- 5/24 DON'T STOP BELIEVIN' (JOURNEY TRIBUTE)



FRI, JAN 12
TOMMY CASTRO



THU, JAN 18
ERIC SARDINAS



JAN 19 & JAN 20
MARC COHN



SUN, JAN 21
BIG MOUNTAIN

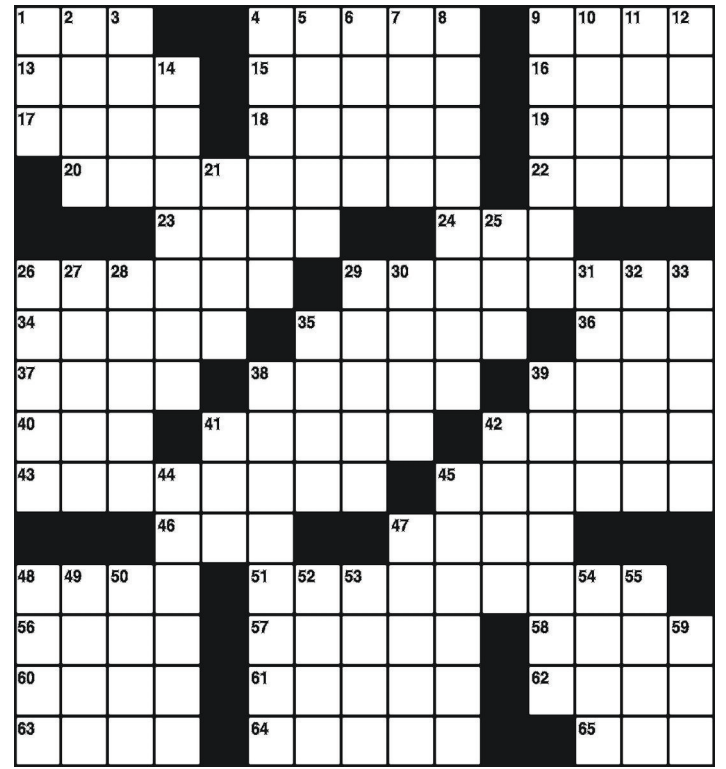
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THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

- ACROSS**
- 1 Take _; leave
 - 4 _ costs; no matter what
 - 9 Staircase piece
 - 13 Daring deed
 - 15 Lake boat
 - 16 Long sandwich
 - 17 _ ten; rest for a bit
 - 18 Olympics symbol
 - 19 British noble
 - 20 Answers
 - 22 As well
 - 23 Experiment
 - 24 _-shattering; too loud
 - 26 Bits of holly
 - 29 Handrail
 - 34 Hairdos
 - 35 More deceptive
 - 36 New Haven student
 - 37 Sheedy of films
 - 38 Construct
 - 39 Be boastful
 - 40 Whopper
 - 41 Tales
 - 42 Zest
 - 43 Walked unsteadily
 - 45 Profession
 - 46 Holiday _; hotel chain
 - 47 Ping-__
 - 48 Rani's husband
 - 51 Sweet lingering feeling
 - 56 Under cover?
 - 57 Spotless
 - 58 West or Brody
 - 60 Get away
 - 61 Cyclist Armstrong
 - 62 Clinton's AG Janet _
 - 63 Quarter or semester
 - 64 Go into
 - 65 Darn

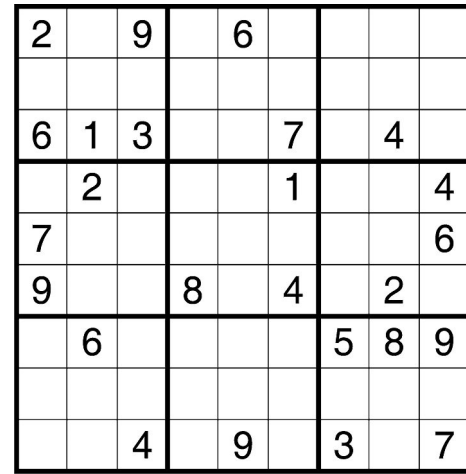
- DOWN**
- 1 Frequently, to a poet
 - 2 Trepidation
 - 3 Phony
 - 4 Come _; find
 - 5 Contaminate
 - 6 Sheridan & Sothern
 - 7 Opera box
 - 8 Decreased
 - 9 Gathers wool
 - 10 Freshwater duck
 - 11 Miscalculates
 - 12 Water _; team sport
 - 14 Give evidence in court



SUDOKU

By the Mephram Group

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



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

- 21 Cribbage markers
 - 25 Breather's need
 - 26 Overheat milk
 - 27 FDR's affliction
 - 28 Provoked
 - 29 _ as a bat
 - 30 Feels poorly
 - 31 Brief & to the point
 - 32 Gladden
 - 33 Harshness
 - 35 Confident
 - 38 Shell on a ship's hull
 - 39 Thief
 - 41 Kyoto dollar
 - 42 Hoodlum group
 - 44 Crown
 - 45 Where streets meet
 - 47 Tranquility
 - 48 Simple float
 - 49 Suffix for favor or prefer
 - 50 _ at; deride
 - 52 Caramel custard
 - 53 Circus shelter
 - 54 Anthology entries
 - 55 Abate
 - 59 Lower the lawn
- Tribune Media Services

Wind gust flips over small plane at JWA

BY CITY NEWS SERVICE

A gust of wind flipped over a single-engine plane at John Wayne Airport Monday morning, but the pilot avoided any injury. The Cessna 172 was taxiing down a runway at the airport when the wind pushed the nose down, said AnnaSophia Servin, a spokeswoman for John

Wayne Airport. The pilot got out, and while checking out the plane, a gust flipped it over just before 8:50 a.m., Servin said. The plane was towed to the side while the airfield was closed for about 20 minutes, Servin said. The runway was reopened just after 9:30 a.m., she added.

Twitter: @TheDailyPilot



File Photo

A CESSNA 172 flipped over when a gust of wind swept through John Wayne Airport Monday morning.

FEST

Continued from page A1

with the full experience, Entner said, after two years of a drive-through Night of Lights during the coronavirus pandemic. There are several new additions, including a real ice-skating trail, to the festival that boasts more than a million lights and is Southern California's largest winter festival. "What's really cool about it is when they're doing their skate session, they'll be able to go inside part of the trail," Entner said. "We've got a huge ornament in there where they can get their pictures inside the ornament, then get back out on the ice and keep skating around the trail." The North Pole Journey, a 45-minute guided tour that has interactive sensory elements, also has been transformed. At the end of the tour, visitors get their certification of being a Winter Fest elf. Snow play returns, featuring real snow in an 8,000-square-foot pavilion. Families can enjoy four different aspects of snow play,

including a snow carousel, snow slides, a snowball range and general free play. "Polar putt-putt," a nine-hole miniature golf course with LED lights, also returns for its second year. VIP experiences are available, where guests can rent cabanas for a two- or three-hour session. Fireside igloos can also be rented. There's a new holiday market, featuring local artisans and vendors, as well as carnival games. "We're always listening to our guests on their feedback," said Entner, an Irvine resident. "One of the big changes that we made based upon guest feedback was that our general admission ticket includes most of the attractions within Winter Fest. That way, when guests come, they really have a full experience. Outside of the ice trail or the carnival, pretty much everything else is included." Daily entertainment also includes meet-and-greets with characters like Yowie the Yeti, Pep the Penguin and Snowdrop the Polar Bear, as well as the nightly tree-lighting ceremony and parade. Orange County Supervisor Katrina Foley is

scheduled to light the tree on Friday night to kick off the festival's run. Winter Fest O.C. will run at the Orange County Fairgrounds on Thursdays and Fridays from 4 to 10 p.m., and Saturdays and Sundays from 2 to 10 p.m. Starting with Christmas on Monday, Dec. 25, the experience will be open every day until it closes on Jan. 7. New Year's Eve will feature Taylor Swift and Bruno Mars tribute bands, Entner said, along with two countdowns at 6 p.m. and midnight, plus fireworks. During a preseason sale that ends Thursday at 11:59 p.m., Winter Fest O.C. tickets are \$34.99 plus fees for adults and \$29.99 for children ages 3 to 12. There is also a daily Ultimate Experience Pass available. A Season Pass also is available, allowing unlimited entry for all 32 days of Winter Fest O.C. for \$80.99 for adults and \$75.99 for children. The festival is cashless. Parking is \$12 at the Orange County Fairgrounds. For more information, visit winterfestoc.com. matthewszabo@latimes.com Twitter: @mjszabo

FOR THE RECORD

An earlier version of a commentary published in the Dec. 19 Daily Pilot & TimesOC ("Costa Mesa has the right idea. Let's share its tenant advocacy with the rest of Orange County") cited a proposed ordinance, which stated the city would expand relocation assistance to a sum equal to two months of rent. The City Council voted in its Nov. 7 meeting to change that to one month, consistent with state law.

Major injury traffic collision closes all westbound lanes of PCH in Newport

BY LILLY NGUYEN

A motorcyclist was significantly injured in a traffic collision in Newport Beach Friday, according to the Newport Beach Police Department, but details of the crash remain unclear as of Monday.

Police said they received numerous calls reporting a collision at the intersection of West Coast Highway and 61st Street at 1:51 p.m. on Friday. Upon arrival, officers found a downed motorcyclist with significant injuries. The woman was transported to a nearby

trauma center to be treated for those injuries, according to law enforcement. The traffic incident appears to have caused the closure of all westbound lanes of Pacific Coast Highway from Superior Avenue onward until close to 8:30 p.m. Police said it appeared

the crash involved only the motorcycle. Authorities are asking those with information to call traffic investigator Austin Laverty at (949) 644-3747 or write to alaverty@nbpd.org. lilly.nguyen@latimes.com Twitter: @lilibirds

PLEADS

Continued from page A1

play with a conviction, authorities said. "The loss of an innocent life is a travesty for the entire community," Orange County Dist. Atty. Todd Spitzer said in a statement.

"It is heartbreaking that a young woman with her entire future ahead of her had her life ended in such a brutal way and then discarded like her life never mattered. She mattered, and the Orange County district attorney's office is committed to ensuring justice is served."

Goodwin had worked at Carmelita's in Laguna Beach, where she was an assistant manager. In the days after her death, mourners created a growing makeshift memorial near the location where her body was discovered. On Monday, days after a few hundred showed up at

the San Clemente pier for a candlelight vigil to remember Goodwin, dozens packed the courtroom for Rojas-Moreno's arraignment. Goodwin's family members shared several moments of embrace while

See **Pleads**, page A6

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See Mailbag for guidelines.

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Legal Notices

LEGAL NOTICE

T.S. No.: 2021-00424-CA A.P.N.: 935-88-001

Property Address: 103 VIA BARCELONA #1, NEWPORT BEACH, CA 92663
NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LUU Ý: KÈM THEO ĐÁY LÀ BÀN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/06/2006. 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.

Trustor: MAXINE MORRISON, AN UNMARRIED WOMAN

Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 06/22/2006 as Instrument No. 200600417034 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California.

Date of Sale: 12/27/2023 at 03:00 PM

Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92666

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$730,339.83

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 103 VIA BARCELONA #1, NEWPORT BEACH, CA 92663

A.P.N.: 935-88-001

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:

\$ 730,339.83.

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2021-00424-CA. 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 OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2021-00424-CA 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.

Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299
<https://www.altisource.com/loginpage.aspx>

Date: November 12, 2023

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Legal Notices

Legal Notices

T.S. No.: 2023-00069 Loan No.: 9160082916APN: 178-681-39 Property Address: 3781 Ragtime Circle, Huntington Beach, California 92649 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/7/2019. 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: Rene Sanchez And Adriana Sanchez Husband And Wife As Joint Tenants Duly Appointed Trustee: Sokolof Remtulla Recorded 11/18/2019 as Instrument No. 2019000458893 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 12/4/2023 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange CA Amount of unpaid balance and other charges: \$1,691,160.19 Street Address or other common designation of real property: 3781 Ragtime Circle Huntington Beach, California 92649A.P.N.: 178-681-39 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. 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 2023-00069. 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 TENANTS: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 2023-00069 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: 10/30/2023 Sokolof Remtulla 2601 Main Street Suite 1300 Irvine, CA 92614 Sale Line: 866-266-7512 Kassydy O'Neal, Foreclosure Specialist EPP 38538 Pub Dates 11/09, 11/16, 11/23/2023

Legal Notices

Legal Notices

CITY OF COSTA MESA

NOTICE IS HEREBY GIVEN that on November 7, 2023, the City Council approved Urgency Ordinance No. 2023-04 via a six to one vote.

URGENCY ORDINANCE NO. 2023-04
AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA, AMENDING TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE BY ADDING CHAPTER II (REGULATION OF CERTAIN BUSINESSES, ARTICLE 24 (JUST CAUSE RESIDENTIAL TENANT PROTECTIONS) AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY UPON ADOPTION

A certified copy of the full text of Ordinance No. 2023-04 is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa.

SUMMARY OF URGENCY ORDINANCE NO. 2023-04

The Costa Mesa City Council adopted Urgency Ordinance 2023-04 via a 6-1 vote on November 7, 2023. Council Members voting in favor of the ordinance were John Stephens, Jeff Harlan, Andrea Marr, Arlis Reynolds, Manuel Chavez and Loren Garameros. Voting against the ordinance was Don Harper.

Both AB 1482 and SB 567 (taking effect in April 2024) require owners who issue a no-fault just cause eviction to provide written notice informing the tenant of their right to relocation assistance, which includes either of the following: (1) Waiver of the final month's rent; (2) Direct payment to the tenant equal to one month's rent within 15 days of issuing the notice to vacate. Failure of an owner to comply with any of the provisions of AB-1482 or SB-567 renders void a notice to vacate. State law allows the City to adopt an ordinance which would supersede state law regarding just cause evictions, but only if it is more protective of tenants' rights than state law.

Urgency Ordinance No. 2023-04 adds Article 24, Just Cause Residential Tenant Protection, to Chapter II, (Regulation of Certain Businesses), to Title 9 of the Costa Mesa Municipal Code. This Urgency Ordinance prohibits owners of residential real property from terminating a tenancy without just cause, required to be stated in a written notice to terminate tenancy, if the tenant has continuously and lawfully occupied a residential real property for 12 months. If there are multiple tenants, they must have all lived in the unit for a minimum of 12 months, or at least one of the tenants has to have lived in the unit for 24 months.

Consistent with AB 1482 and SB 567, "just cause" includes either at-fault just cause or no-fault just cause. A list of "at-fault just cause" is provided in section 9-402(B)(1) and includes events such as a breach in the material terms of the lease, a default payment in rent, criminal activity by the tenant on the property, or an employee's failure to vacate after termination. Alternatively, "no-fault just cause" is outlined in section 9-402(2) and includes actions such as intent to occupy the property by the owner or their close family member for a minimum of 12 continuous months as that person's primary residence, intent to demolish or to substantially remodel the property, compliance with a government order, and withdrawal of the property from the rental market. Before an owner issues a notice to terminate a tenancy for substantial remodel or demolition, the owner shall have obtained all necessary permits for the demolition or remodel work from all applicable governmental agencies.

Owners are entitled to issue a notice to terminate a tenancy for a curable lease violation and if not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

For a tenancy for which just cause is required to terminate the tenancy, if an owner of residential real property issues a termination notice based on a no-fault just cause, the owner shall, regardless of the tenant's income either: (1) assist the tenant to relocate by providing a direct payment to the tenant equal to one month of the Fair Market Rental rate for a unit of similar size or the tenant's rent that was in effect when the owner issued the notice of termination, whichever is greater; or (2) waive in writing the payment of one month's rent calculated the same way, and to pay any difference between actual rent and Fair Market rent to the tenant. Within 72 hours of serving a notice to terminate tenancy, the landlord must notify the City of the termination on a form provided on the City's website.

Various noticing requirements to tenants are required by the ordinance as provided in state law regarding information relating to no-fault just cause terminations, rental increase restrictions, right to return in certain circumstances, and notice of any exemption from the ordinance.

Section 9-406 of the Ordinance provides a list of residential real properties or residential circumstances to which the Ordinance does not apply such as transient and tourist hotel occupancy and dormitories, properties less than 15 years old, and single-family residences owned by individuals.

Notice requirements are strictly enforced. Landlords who violate the provisions of the code may be liable for damages, penalties and attorney's fees. Enforcement authority is provided to the California Attorney General and the City of Costa Mesa.

Legal Notices

Legal Notices

BSC 224196
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
STEVEN D. COOPER
30-2023-01358587-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: STEVEN D. COOPER.

A PETITION FOR PROBATE has been filed by DAVID M. COOPER in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that DAVID M. COOPER 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 Jan 17, 2024 at 1:30 p.m. in Dept. CM5 located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:
ROBERT J. LAMM, ESQ.
CUMMINS & WHITE, LLP
2424 S.E. BRISTOL ST., STE 300
NEWPORT BEACH, CA 92660
Published in the HUNTINGTON BEACH INDEPENDENT on: 11/9, 11/16 & 11/23/2023

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CIF SOUTHERN SECTION FOOTBALL

CdM at home at press luncheon

BY MATT SZABO

LONG BEACH — Los Angeles Chargers general manager Tom Telesco knew what table he was going to sit at during Monday's CIF Southern Section football press luncheon.

Telesco was the keynote speaker at the luncheon at the Grand, which featured all 32 of the 11-man and 8-man football team finalists in the section. Before he spoke, he found himself sitting at the Corona del Mar High football table next to his son, CdM senior safety Thomas Telesco.

The moment was not lost on the elder Telesco.

"I've probably given hundreds of these talks over the last 10 years," said Tom Telesco, 50, who joined the Chargers in 2013. "If you would have told me way back when that I'd be speaking at this and my son would be on the team representing, it's pretty special. It's a good family moment. As a parent, you never know what your kids are going to want to do when they grow up. I certainly didn't push football ... but yeah it's pretty neat."

CdM attended the annual event ahead of Friday night's Division 4 title



Matt Szabo

CORONA DEL MAR attends Monday's CIF Southern Section football press luncheon at the Grand in Long Beach. From left, CdM athletic director Brian Walsh, senior captains Kaleb Annett, Colin Pene, Russell Weir, Thomas Telesco and Christian Brooks, CdM Principal Jake Haley and head coach Kevin Hettig.

game, when the No. 4-seeded Sea Kings (8-5) will travel to play No. 2 Whittier La Serna (10-3) at California High.

Thomas Telesco was one of five CdM senior captains present, along with

quarterback Kaleb Annett, receiver Russell Weir, linebacker Christian Brooks and linebacker/kicker Colin Pene. The quintet helped the Sea Kings get back to a CIF title game for the first time since the storied 2019

state championship team went 16-0.

CdM got a reminder of that 2019 team on Saturday, as Ethan Garbers, that team's senior quarterback, threw three touchdown passes to help UCLA earn a

38-20 win over rival USC.

But these Sea Kings got here — their ninth CIF title game overall — on their own accord. They have a first-year head coach in Kevin Hettig, but that's misleading, as Hettig is in his

13th season at CdM. He was offensive coordinator for six of the program's previous title game appearances, including three straight crowns from 2011-2013.

This year's squad competed during a tough pre-season schedule but saw a 10-game winning streak against rival Newport Harbor in the Battle of the Bay game end. As a result, it was the Sailors who got third place in the Sunset League and an automatic berth into the playoffs, while fourth-place CdM had to rely on an at-large bid.

"These kids fought through a bunch," Hettig said. "They inched and scratched and clawed their way back to the CIF final. It's a credit to them and their ability to overcome tough spots this year."

"There was a good chance we wouldn't get in, and we knew that. I think having that kind of flash in front of you, having the realization that it was now out of your hands and that practice before [the league finale against] Huntington Beach could have been our last, I think that changed our perspective. It kind of

See **Luncheon**, page A6

HIGH SCHOOL FOOTBALL

Defense shines as CdM advances to CIF title game



Don Leach | Staff Photographer

CORONA DEL MAR'S Wyatt Lucas (26) eludes a tackle by Yorba Linda's Troy Roberts (47) and heads into the end zone for a touchdown during the CIF Southern Section Division 4 semifinals on Friday night.

BY MATT SZABO

The Corona del Mar High football team had a score on a white board as it prepared for Friday night's CIF Southern Section Division 4 playoff semifinal game against Yorba Linda.

The score was 51-20, the margin by which Yorba Linda eliminated the Sea Kings in a Division 3 semifinal last year.

"They kicked our tails last year," CdM coach Kevin Hettig said. "It was all about last year's game, our whole week. It helped us focus in this week so much. If we miss a fit in practice, go to last year's clip where we missed in the game. It was a lot of that."

Provided an opportunity at revenge, CdM took full advantage.

A stifling defense helped the Sea Kings earn a 28-14 win Friday night at Davidson Field, booking a trip to a CIF title game for the first

time in four years.

No. 4-seeded Corona del Mar (8-5) will play on the road against No. 2 Whittier La Serna (10-3) for the Division 4 crown on Friday, Nov. 24.

La Serna, the Del Rio League champion, got past Culver City 52-31 in another semifinal game.

Senior quarterback Kaleb Annett threw three touchdown passes for CdM against Yorba Linda, one each to Wyatt Lucas, Russell Weir and Sebastian Boydell.

But it was the Sea Kings' defense which ultimately kept them in the game, as they didn't get on the scoreboard until late in the first half.

"The defense came up with some big stops, big turnovers," Annett said. "We owe that one to them."

Senior middle linebacker Christian Brooks had multiple tackles for no gain or a loss, and senior Cameron

Benion added a quarterback sack. Those came before junior cornerback Brady Gadol iced the game in the final minute, intercepting a pass in the end zone.

CdM's defense was able to limit an explosive Mustangs ground game led by Chase Jones, who finished with 16 carries for 55 yards.

"Our defense just played with tenacity all night," Hettig said. "Brian Pearsall, our defensive coordinator, it was a perfect game plan ... [Jones] pops on film. We knew we had to fit the run with him, and we did."

With the score tied 7-7 at halftime, the Sea Kings took control in the third quarter against Yorba Linda (9-4).

A 14-yard touchdown pass from Annett to Weir gave CdM its first lead. On the ensuing Yorba Linda possession, the Mustangs decided to go for it on

See **Defense**, page A6

HIGH SCHOOL FOOTBALL

Simi Valley's last-second score spoils Huntington Beach rally

BY ANDREW TURNER

SIMI VALLEY — Under threat of rain, the skies never truly opened up, but the game certainly did in a back-and-forth second half between Huntington Beach and Simi Valley in the CIF Southern Section football semifinals on Friday.

A light drizzle did little to put out the offensive fireworks, which saw the teams produce seven touchdowns

and the most dramatic of finishes after the break.

Simi Valley's Jesse Sereno took the snap and leapt over the line from less than 1 yard away, and the host Pioneers stunned Huntington Beach with a last-second touchdown to win the game 32-29 and advance to the Division 6 final.

"My line was saying that they want me to run the ball up the middle," Sereno said. "I said, 'I'm not going

to complain about that, and I got the job done."

Simi Valley (8-5) will play at Manhattan Beach Mira Costa (6-7) on Saturday in the section championship.

Sereno's quarterback sneak provided the third lead change of the final three minutes. The Pioneers had taken a 25-22 lead on a 16-yard run by wide receiver Jayden Clarke,

See **Spoils**, page A6



James Carbone

HUNTINGTON BEACH quarterback Brady Edmunds (9) runs for a first down against Simi Valley in a CIF Southern Section Division 6 semifinal on Friday.

CROSSWORD AND SUDOKU ANSWERS

O	F	F	A	T	A	L	L	S	T	E	P		
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4	7	5	1	3	2	6	9	8
6	1	3	9	8	7	2	4	5
5	2	8	6	7	1	9	3	4
7	4	1	3	2	9	8	5	6
9	3	6	8	5	4	7	2	1
1	6	2	7	4	3	5	8	9
3	9	7	5	1	8	4	6	2
8	5	4	2	9	6	3	1	7

DEATH

Continued from page A1

dent of the now-defunct Santa Ana trade school Newbridge College, which reportedly dissolved in the years following a 2009 lawsuit filed by several former students.

Lamphier listed medical assistance and phlebotomy as courses of study on a LinkedIn.com profile and also mentioned studying photography and photojournalism at Cal State Fullerton. It is unclear whether the relationship

between Lamphier and the victim may have involved nursing or caregiving.

Orange County Superior Court records indicate Lamphier was previously at the center of a handful of hearings involving a mental health conservatorship in 2019, although the outcome of those proceedings, or whether Lamphier is or was the subject of public guardianship, are unknown.

She was arrested in August 2011 for driving under the influence of alcohol and later pleaded guilty to one misdemeanor charge

and was fined and sentenced to 15 days in jail followed by three year's probation, according to court records.

Investigators with HBPD's Crimes Against Person Unit said in a release issued Saturday they believe Friday's incident was isolated and does not present a threat to public safety. Anyone with information related to this crime is asked to contact Sgt. Anthony Pham at (714) 878-5640.

sara.cardine@latimes.com
Twitter: @SaraCardine

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Legal Notices

T.S. No. 23-65566 APN: 932-070-38 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/1/2006. 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: **Noe Cabrera and Rosa M. Cabrera, Husband and Wife as Joint Tenants** Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 9/8/2006, as Instrument No. 2006000603213. The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 2009000397693 and recorded on 7/24/2009; and further modified by Loan Modification Agreement recorded as Instrument 2018000147800 and recorded on 4/25/2018; and further modified by Loan Modification Agreement recorded as Instrument 2022000135742 and recorded on 4/8/2022, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: **11/29/2023** 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: **\$332,090.60** 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: **1624 IOWA STREET #B Costa Mesa, California 92626** Described as follows: As more fully described on said Deed of Trust A.P.N #: **932-070-38** 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. **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 Web site www.elitepostandpub.com, using the file number assigned to this case 23-65566. 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 23-65566 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: **11/1/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer** This 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 38556 Pub Dates 11/09, 11/16, 11/23/2023

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Legal Notices

**BSC 224259
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
YURIKO HIRATA MUKAI,
aka YURI MUKAI,
aka YURI HIRATA**

30-2023-01360817-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: **YURIKO HIRATA MUKAI, aka YURI MUKAI, aka YURI HIRATA.**

A PETITION FOR PROBATE has been filed by **DAVID S. MUKAI** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **DAVID S. MUKAI** 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 **Jan 24, 2024 at 1:30 p.m. in Dept. CM05** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:
BRUCE J. GARY, ESQ/ BENJAMIN SCHWELF, ESQ
MURTAUGH TREGLIA STERN & DEILY LLP
2603 MAIN STREET, PENTHOUSE
IRVINE, CA 92614

Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 11/23, 11/24 & 11/30/2023

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

CATHY ANN HANLEY

CASE NO. 30-2023-01361374-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 **CATHY ANN HANLEY.**

A PETITION FOR PROBATE has been filed by **SPENCER JAMES HANLEY** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **SPENCER JAMES HANLEY** 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 in this court as follows: 02/01/24 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

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

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner
THOMAS O. HOFFMAN - SBN 100881
LAW OFFICES OF THOMAS O. HOFFMAN
302 W. SIERRA MADRE BLVD
SIERRA MADRE CA 91024

Telephone (626) 355-4422
11/23, 11/24, 11/30/23
**CNS-3759213#
DAILY PILOT**

Legal Notices

LEGAL NOTICE

T.S. No.: 2023-00764-CA

A.P.N.:422-463-09

Property Address: 2108 RALEIGH AVENUE, COSTA MESA, CA 92627

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/23/2007. 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.

Trustor: Raul H. Luna, A Married Man As His Sole And Separate Property Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 02/28/2007 as Instrument No. 2007000132225 in book —, page— and of Official Records in the office of the Recorder of Orange County, California,

Date of Sale: 12/27/2023 at 03:00 PM

Place of Sale: **ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866**

Estimated amount of unpaid balance, reasonably estimated costs and other charges: **\$653,502.99**

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: **2108 RALEIGH AVENUE, COSTA MESA, CA 92627**

A.P.N.: 422-463-09

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$653,502.99.**

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-00764-CA. 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 OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2023-00764-CA 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.

Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299
<https://www.altisource.com/loginpage.aspx>

Date: November 7, 2023

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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Legal Notices

Legal Notices

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BSC 224251
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CRAIG M. SPIER, aka Craig Mitchell Spier
30-2023-01360279-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: **CRAIG M. SPIER, aka Craig Mitchell Spier.**

A PETITION FOR PROBATE has been filed by **VALERIE J. SPIER** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **VALERIE J. SPIER** 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 **Jan 25, 2024 at 1:30 p.m. in Dept. CM06** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:
JEFFREY R. HARTMANN, ESQ
LAW OFFICES OF JEFFREY R. HARTMANN
501 N. EL CAMINO REAL, STE 200
SAN CLEMENTE, CA 92672
Published in the HUNTINGTON BEACH INDEPENDENT on: 11/16, 11/23 & 11/30/2023

BSC 224263
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
DINH Q. LUONG,
aka DINH QUOC LUONG
30-2023-01360929-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: **DINH Q. LUONG, aka DINH QUOC LUONG.**

A PETITION FOR PROBATE has been filed by **MY LAN THI TRAN** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **MY LAN THI TRAN** 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 **Jan 24, 2024 at 1:30 p.m. in Dept. CM05** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:
BRIAN H. TON, ESQ
SATORI LAW GROUP, INC.
10061 TALBERT AVE., STE 325
FOUNTAIN VALLEY, CA 92708
Published in the HUNTINGTON BEACH INDEPENDENT on: 11/23, 11/30 & 12/7/2023

BSC 224186
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
DALE KAY LARSEN
30-2023-01358061-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: **DALE KAY LARSEN.**

A PETITION FOR PROBATE has been filed by **Jon C. Larsen** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **Jon C. Larsen** 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 **Jan 11, 2024 at 1:30 p.m. in Dept. CM6** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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

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

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

Attorney for the Petitioner:
KEVIN L. VANDENBROEKE, ESQ
LARSEN & RISLEY
3200 PARK CENTER DR., STE 720
COSTA MESA, CA 92626
Published in the HUNTINGTON BEACH INDEPENDENT on: 11/9, 11/16 & 11/23/2023

BSC 224256
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
GASPAR BENINATI
30-2023-01360919-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: **GASPAR BENINATI.**

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

THE PETITION FOR PROBATE requests that **Gaetano Beninati** 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 **Jan 25, 2024 at 1:30 p.m. in Dept. CM06** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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

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Attorney for the Petitioner:
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Published in the HUNTINGTON BEACH INDEPENDENT on: 11/23, 11/30 & 12/7/2023

DEFENSE

Continued from page A4

fourth-and-one at their own 30-yard line.

CdM's defense forced a fumble on a run up the middle, and CdM cornerback Michael Lynch recovered. Two plays later, a scrambling Annett found Boydell to put the Sea Kings up two scores.

Lucas' two-yard touchdown run early in the fourth quarter, his second score of the night, boosted the CdM lead to 28-7.

"We were a little worried about their run in the beginning, but we played together, played our scheme," Brooks said. "We just stopped the run and forced them to throw the ball. We just played perfect defense; we were ready for this game."

Yorba Linda got a fourth-down touchdown pass from junior quarterback Holden Nagin to senior receiver Jake Winners midway through the fourth



CORONA DEL MAR'S Brady Gadol (21) leaps into the air after intercepting a pass to seal the victory against Yorba Linda on Friday night.

Don Leach

quarter, then recovered the ensuing onside kick. As the visitors drove for another score, though, the CdM defense stiffened.

CdM senior linebacker Colin Pene sacked Nagin after a fumbled snap, bringing up a fourth-and-two at the CdM six-yard line.

Nagin's pass to Troy Roberts in the corner of the end zone was incomplete, and CdM took over on downs.

Yorba Linda suffered the loss of big-play receiver Dylan Gardner to a knee injury midway through the first quarter, after a screen pass was blown up by

Lynch. "Just too much missing things," said Nagin, the junior quarterback, adding that his squad also lost tight end Trevor Webb to injury during the game. "We worked hard as a team and did everything we could, we just got unlucky. But [CdM] played really good. They definitely practiced good, because they played great."

Now the Sea Kings are headed back to the championship game in Hettig's first year as head coach.

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SPOILS

Continued from page A4

but the Oilers had answered back with Brady Edmunds' passing touchdown to Hunter Gray.

It all broke right from there for the Pioneers, whose execution in clock management allowed them to run 15 plays in the final 93 seconds. Starting the drive at its own 27-yard line, Simi Valley took a couple deep shots at the Huntington Beach 34, but both fell incomplete.

Left with a fourth-and-7, Sereno's 8-yard dash expedited the drive. He spiked the ball, then completed a 15-yard pass to Dominic Demaio and then a 10-yard pass to Eddie Santiago just in front of the right pylon. Sereno won the game on the next play.

"He was not to be denied," said Simi Valley coach Jim Benkert, who now has 301 wins in his career. "That was the game, and we knew it. We came out of a timeout. Back to that play, we practice it all week, and we practice it live, which you don't normally do, but we really felt like we needed to be able to do that in certain situations, so we worked on that quarterback sneak against our defense to be successful."

The game was devoid of offense in the first half. Simi Valley went into the break with a 10-0 lead via an interception along the Pioneers' sideline by Demaio that went for a touchdown and a 30-yard field goal by Jack Reed as the half expired.

Edmunds' fumble inside the Simi Valley 5-yard line was the undoing of the Oilers' best chance to score before halftime, but the freshman quarterback was nearly perfect in the second half, leading four touchdown drives in five possessions.

After getting the ball to start the third quarter, it took just five plays for the



James Carbone

HUNTINGTON BEACH'S Justin Tauanuu (74) blocks Simi Valley defenders in the semifinals of the CIF Division 6 playoffs on Friday.

Oilers to end the shut out, as Troy Foster took Edmunds' pass in for a 54-yard score. The duo hooked up again on the next Huntington Beach possession, Edmunds showcasing his arm strength to get it to Foster speeding toward the back left corner of the end zone for the 31-yard touchdown.

With the deep passing game connecting, the middle of the field opened up for Gray, who made the catch on a crossing pattern and sprinted up the right sideline for an 85-yard gain. Jaxson Brown crashed into the end zone on a 2-yard run on the next play, giving the Oilers their first lead of the contest at 22-17 with 10 seconds remaining in the third quarter.

"We were so close, like one second away from winning," said Justin Tauanuu, the Oilers' USC-bound offensive tackle. "Everything just doesn't go our way, but this team, I love this team a lot. I've been here for all four years while I played in high school. I'm going to miss them."

Huntington Beach (6-7) was looking to reach a CIF final for the first time since winning the Southwest Division title in 2013. Simi Valley will now have a chance to win its first football championship.

"I didn't talk anything

about scheme at halftime," Huntington Beach coach Brett Brown said in addressing his team's second-half response. "I just told them to take a deep breath and calm down. We had some plays that we missed in the first half. The turnover on the 3-yard line, that hurt us a little bit, probably could have been 7-7 instead."

"Our kids showed a lot of heart and a lot of character. They came back and put up 29 points in the second half, scored when we needed to, and we just had to get one more stop."

Edmunds, who threw for 353 yards and three touchdowns, became Huntington Beach's single-season leader in passing yards with 2,684. Michael Chislock threw for 2,505 yards in 12 games during the 2011 season.

The Oilers lived on the edge in the playoffs. All three postseason contests were decided by one-possession margins.

"Heartbroken," Edmunds said of what he felt after his first postseason defeat. "We went through it after the CdM game, the last league game. At 4-6, we don't know if we're making playoffs or not, and this is the worst thing ever."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

PLEADS

Continued from page A3

waiting for the court to come into session. The court appearance lasted just a few minutes.

Goodwin's brother, Alex, said he felt "a lot of hurt," adding, "there's a lot of 'I don't understand'" following the hearing.

"I think that the support from the community has

been outstanding," he said. "I think the presence of what Tatum was and everyone she's impacted is still showing here strong. I think she was an amazing person. She loved everybody, and I hope that she gets justice."

Tyler Janes, who attended San Clemente High with Goodwin, was among the friends and loved ones who attended the proceedings. He remembered Goodwin

as a person that was there in a time of need.

"She was like a bright ray of sunshine, honestly," Janes said. "In San Clemente, I had a lot of issues with bullies and people, in general, but she was always very comforting and had open arms and [was] always there for me to talk to."

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LUNCHEON

Continued from page A4

got us right in a hurry."

La Serna, also making its first final since 2019, boasts a high-powered offense averaging more than 42 points per game. Running back Owen Long has 1,207 rushing yards, including six 100-yard games, and 20 touchdowns for the Lanc-

ers.

But the Sea Kings are coming off shutting down another potent ground game in last week's 28-14 Division 4 semifinal win over Yorba Linda.

"That was probably the most fun, connected I've seen one side of the ball play in my whole time being here," Pene said. "It was amazing. Honestly, I just felt like I was playing with family friends and family members. They're all my brothers."

Thomas Telesco, who was the longtime vice president of football operations for the Indianapolis Colts before joining the Chargers, brought his Super Bowl XLI

championship ring from the 2006 season to Monday's banquet.

Now he'll get to see his sons — Nick Telesco is also a junior defensive back for CdM — play for their own ring on Friday night. He said he's only missed one Sea Kings game this season, when the Chargers had a Friday night preseason game at San Francisco.

Thomas Telesco smirked a bit when asked what it meant to see his dad give Monday's keynote speech.

"It's cool," he said, "but I've heard all of those speeches before."

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