Daily Pilot

FRIDAY, FEBRUARY 28, 2025 /// dailypilot.com



Photos by Don Leach | Staff Photographer

ALPHONSO GOMEZ mixes a ricotta cheese filling for lasagna, at the Spaghetti Bender Italian restaurant in Newport Beach, which will soon close after 55 years in operation. "Al" Gomez has been the head chef at the restaurant for more than 40 years.

Spaghetti Bender serving final plates after 55 years

Regulars 'panicking' as every reservation slot at the Newport Beach fixture is booked through its last dinner service on Sunday.

BY ERIC LICAS

Regulars at the Spaghetti Benders came from all walks of life, including a former pro baseball player who often sought special treatment because of his celebrity status. But to owner Michael Hoskinson, the athlete's business was no more important than that of any other local who has come in to unwind after work, celebrate a birthday, propose to their fiance or even just settle on a reliable, lovingly prepared plate of lasagna because they ran out of time to make dinner at home.

"I would never put up with his s—," Hoskinson said of the sports celebrity. "And he would come in and try to bluster his way in in front of all these people. And I go, 'You know the drill. Go sit down. Have a drink at



the bar. I'll bring you a basket of bread.'"
The restaurant on PCH has been serving
Italian comfort food for over 55 years, and
Hoskinson said it has been an honor to feed

and welcome people who make up the fabric of Newport Beach and surrounding com-

See **Serving,** page A2

PULLIAM,

longtime

director of

operations, prepares for

a busy night

Spaghetti

at the



Courtesy of Steve Engel

A WORK CREW removes branches and limbs from a eucalyptus tree that fell Wednesday on a vehicle at Huntington Beach's Central Park.

60-foot eucalyptus flattens vehicle at H.B.'s Central Park

BY SARA CARDINE

A massive eucalyptus tree came crashing down in Huntington Beach's Central Park Wednesday night, flattening a vehicle belonging to a city-contracted janitorial company but causing no apparent injuries, city officials confirmed.

Huntington Beach Deputy City Manager Jennifer Carey said the incident occurred at around 7 p.m. in a grove of trees along the eastern edge of a Central Library parking lot, near a path used by the company to lock up restrooms at night.

The multiple-trunk eucalyptus, thought to be about 50 years old, was estimated to have been more than 60 feet tall and approximately 30 inches in diameter.

"No one was injured, but the tree did fall on the vehicle of one

See **Flattens**, page A2

H.B. teens join in library lawsuit

Effort led by multiple legal groups alleges the city's library policies violate Freedom to Read Act, state constitution.

BY MATT SZABO

Huntington Beach is being sued by three of its own residents, along with an Orange Countybased community group, over its controversial library policies. A lawsuit was filed in Orange

A lawsuit was filed in Orange County Superior Court on Wednesday by the ACLU Foundation of Southern California, the First Amendment Coalition, Community Legal Aid SoCal and Jenner & Block, LLP. It alleges that Huntington Beach is violating the 2024 California Freedom to Read Act, as well as the California Constitution, with policies including a parent/guardian children's book review board.

Alianza Translatinx, which describes itself as the first transgender-led organization by transgender people of color in Orange County, is one of the suit's plaintiffs. Two Huntington Beach teenagers are also listed as plaintiffs, along with Erin Spivey, a librarian.

"Libraries should reflect, not erase, and be spaces where young people can discover who they are," said Khloe Rios-Wyatt, founding member and chief executive officer of Alianza Translatinx, in a statement. "Huntington Beach officials, driven by fear of challenging ideas, are trying to erase stories and identities — but we refuse to be erased."

In June 2023, the Huntington Beach City Council first brought forward the idea of making books deemed obscene and/or pornographic inaccessible to children. It's long been a passion project of Councilwoman Gracey Van Der Mark, who introduced the item, and Resolution No. 2023-41 was passed by a split 4-3 council vote.

"Parents, check these books out," Van Der Mark said at the time. "If this is what you want for your kids, go for it, but a lot of parents don't know this material

See **Library**, page A2

ALSO FROM THE DAILY PILOT:



Don Leach

SAGE HILL BOYS' BASKETBALL EKES OUT ANOTHER CLOSE GAME IN SEMIFINALS OVER SAN GABRIEL ACADEMY A3

PRO GOLF

Estancia alumnus Jake Knapp cards 59 at Cognizant Classic — a rare feat

BY ANDREW TURNER

Jake Knapp shot a 12-underpar round of 59 on Thursday in the Cognizant Classic at PGA National in Palm Beach Gardens, Fla., producing just the 15th sub-60 round in a PGA Tour event in history.

A 2012 graduate of Estancia High who went on to play at UCLA, Knapp sunk a dozen birdies in the bogey-free effort. He finished one off the tour record of 58, accomplished by Jim Furyk in the final round of the Travelers Championship in 2016

Travelers Championship in 2016. There have been 14 players to shoot a sub-60 round. Furyk is the only one to have done it twice, having also carded a 59 at the BMW Championship in 2013.

Knapp drew an early tee time, and he got off to a roaring start with birdies on each of his first five holes, including a chip-in from the fairway on No. 2.

The round reached a crescendo when he sunk a 31-foot, 2-inch putt on the par-three No. 15

— starting the shot left of the hole and breaking to the right.

"I feel like I honestly had it going, like, well before then," Knapp told reporters after the round. "I didn't really make many putts today, if I'm being honest. I just hit it really close. I made a lot of, kind of, 8- to 12-footers but nothing of great length, and to shoot a score like that, usually you do.

at, usually you do. "Yeah, on [No.] 15 I got a really

See **Knapp**, page A3



Fernando Llano | Associated Press

JAKE KNAPP, seen in the Mexico Open golf tournament in Puerto Vallarta, Mexico, on Feb. 25, 2024, shot a 12-under-par 59 in the Cognizant Classic at PGA National in Palm Beach Gardens, Fla., on Thursday.

LIBRARY

Continued from page A1

is in these books. A lot of parents don't know these books are in the library."

On Feb. 7, 2024, librarians began moving some books from the children's section on the first floor to an "adult" section on the fourth floor.

parent/guardian children's book advisory board, which would feature up to 21 residents appointed by council members, was established as Ordinance No. 4318. It would review new children's library books that it deems possibly inappropriate, potentially stopping them from going into circulation, as well as having the power to move other books into the adult section.

Per the ordinance, "children" means people under the age of 18 years old.

The review board itself has yet to have meetings or even be named.

Huntington Beach Mayor Pat Burns said in a statement Wednesday that he disagrees with claims made in an ACLU press release about the lawsuit, adding that the city had not yet been served with it.

"The city has maintained its stance that no books have been banned or removed from the library," Burns said. "The safety, wellness and protection of our community, children and library patrons re-



MORE THAN 100 Huntington Beach residents march from the Main Street Branch Library to the pier in March 2024.

Eric Licas

mains our primary goal. We will not be deterred by this lawsuit in maintaining this goal, and the city attorney's office intends to aggressively defend our city's best interests.'

The plaintiffs say the presence of "sexual content" is an overly broad term that could suppress literary classics like "1984," "Romeo and Juliet" and "The Great Gatsby," along with science and health books, youth Bibles and books that highlight "lived experiences of the LGBTQ+ community."

One of the teenage plaintiffs, identified only as H.P. in the complaint, is a junior at Huntington Beach High School. She said some of her favorite books and school-assigned reading would contain "sexual content" and thus be subject to censorship if the library measures were fully implemented.

"H.P.'s rights are infringed by the library measures because they deprive her of access to materials that she would like to skim, read, or check out that would be available to her but for the library measures," the complaint reads. "Her privacy rights are also infringed because the library measures will require her to share access to her patron record with her parents to obtain or even browse materials from the new "adult-only" section of the library. Before the library measures were enacted, H.P. could access such materials without her parents' knowledge or consent, and she valued this privacy."

The lawsuit comes days before the Huntington Beach City Council is due to make a decision about two library initiatives, including one that seeks to have Surf City voters repeal the parent/guardian review board. On Tuesday night, the council is expected to decide whether the initiatives would be on a special election ballot later this vear or on the 2026 general election ballot.

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Don Leach | Staff Photographer

CHEF ALPHONSO "Al" Gomez, owner Michael Hoskinson and Britta Pulliam, longtime director of operations, stand with a picture of Papa Lorenzo Pasini, Joyce Hoskinson's father who was the inspiration for his daughter's restaurant.

SERVING

Continued from page A1

munities. It thrived for decades without ever spending a penny on advertising. So, many were shocked when owners announced their decision to close the doors for good in a Facebook post on Feb. 19.

After the announcement, patrons immediately proceeded to book every reservation available through the restaurant's final night of dinner service, which is this Sunday. And since then, Hoskinson has been fielding 30 to 100 calls and emails a day from longtime customers struggling to come to terms with the fact that the local fixture is going away for good.

"People have been panicking that they can't get a reservation, and I'm having to sweet talk them off the ledge a little bit," Hoskinson said. "It's weird. It's like people are going through the five stages of grief. There's a lot of bargaining.

A combination of factors led to the decision to close the Spaghetti Bender. Inflation in recent years has driven up the cost of ingredients, and so staying in the restaurant industry is "tougher than I've ever seen it before,' Hoskinson said.

Meanwhile, many of the staff working at the restaurant today have been there for decades, and Hoskinson described them as the soul of the

establishment. Many key members of their team are at or near retirement age, and without them the restaurant simply wouldn't be the same.

The closure comes three years after the death of the Spaghetti Bender's founder, Joyce Hoskinson, Michael's mother. Several longtime employees were named as beneficiaries in

her will, her son said. Joyce Hoskinson was the driving force behind the restaurant. And her son, working as a property developer by day and overseeing dinner service in the evenings, admits that he simply cannot devote himself to it the same way she did.

"My mom and I were best of friends, partners," Hoskinson said, shedding a tear.

Joyce Hoskinson had been helping her parents run several other restaurants when she got the idea to open her own in the summer of 1969. The single mother's ambition was something of an anomaly, as she went through 20 banks seeking a loan at a time when the idea of a young woman starting her own business was practically unthinkable. On one occasion she was chased out of a meeting by a lecherous banker who tried to make physical advances on her, Michael Hoskinson said.

The restaurant struggled in its first year until a glowing newspaper review turned things around. They developed a loyal base of customers made

up largely of families. Michael Hoskinson as well as longtime manager Britta Pulliam both met their spouses while working shifts at the restau-

The family has been overwhelmed by a recent outpouring of stories, compliments, requests for their secret salad dressing recipe and to please squeeze in just one more party of two, for old time's sake. It pains them to deny customers who have sustained them for over five decades, but Hoskinson, Pulliam and the restaurant's head chef of over 40 years, Alphonso Gomez, want to ensure that the last meals they serve are remembered as

"I want everyone who has dinner here to have a wonderful last meal, a great memory and not have us running around, sweating with food running an hour late," Hoskinson said.

some of their best.

It's unclear what will happen to the white stucco-walled building with a Spanish-tiled roof on PCH. Hoskinson still owns the property and has had several offers from businesses interested in moving into the location. He's not in a hurry to part with it and was closely vetting interested parties in hopes of finding someone who will also somehow nourish the community.

eric.licas@latimes.com Twitter: @EricLicas

"The tree was deter-

mined to be in good health,

with no wind or water dam-

age — it's just one of those

weird things," Carey said.

"Trees fall, but there's no

Employees who'd been

using the vehicle were not

inside the car when the tree

fell, according to Steve En-

gel, a member of the Hunt-

ington Beach Tree Society

who regularly volunteers in

Central Park and went there

Wednesday after seeing a

social media post about the

Shari, who've come to know

the cleaning crew over the

years, were shocked to rec-

ognize the flattened vehicle

with the MCS logo on the

been cleaning when this

happened, because the car

got demolished," Engel said

in an interview Thursday. "I

think there were three

ladies there. This would

Carey said while that par-

ticular grove of eucalyptus

trees near the library park-

ing lot receives regular

checkups, arborists would

revisit the site to assess the

health of the remaining

have been a tragedy."

Luckily, they must have

side from the photos.

He said he and wife

incident.

reasoning as to why it fell."

CROSSWORD AND SUDOKU ANSWERS

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: **ADALBERTO ALICANDRO** (AKA ALBERT ALICANDRO

CASE NO. 30-2025-01459525-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 ADALBERTO ALICANDRO (AKA ALBERT ALICANDRO. A PETITION FOR PROBATE has been filed by A. MANNY ALICANDRO in the Superior Court of

California, County of ORANGE. THE PETITION FOR PROBATE requests that A MANNY ALICANDRO be appointed as personal representative to administer the estate of the

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: April 3, 2025 at 1:30 PM in Dept. CM07 located at 3390 Harbor Blvd., Costa Mesa, CA 92626, Costa Mesa Justice Complex 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: T. OWEN RASSMAN, ESQ., 1901 CAMINO VIDA ROBLE, STE. 112. CARLSBAD, CA 92008

Telephone: 760-278-1116 2/27, 2/28, 3/6/25 CNS-3897364#

DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE Escrow No. 120-33665-CM

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: OC TINT SHOP, INC., 2691 RICHTER **AVENUE, 130, IRVINE, CA 92606**

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

(4) The names and business address of the Buyer(s) are: OCT SHOP, INC., 33035 LIGHTHOUSE **COURT, SAN JUAN CAPISTRANO, CA 92675**

(5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES EQUIPMENT, GOODWILL, **INVENTORY AND OTHER ASSETS** of that certain business located at: 2691 RICHTER AVENUE, 130, **IRVINE, CA 92606**

(6) The business name used by the seller(s) at said location is: OC TINT SHOP

(7) The anticipated date of the bulk sale is **MARCH** 18, 2025 at the office of: GLEN OAKS ESCROW, 24018 LYONS AVE. SANTA CLARITA, CA 91321, Escrow No. 120-33665-CM, Escrow Officers **CYNTHIA MOLLER**

(8) Claims may be filed with Same as "7" above. (9) The last day for filing claims is: MARCH 17,

(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: FEBRUARY 24, 2025

BUYER(S): OCT SHOP, INC., A CALIFORNIA CORPORATION 3329866-PP DAILY PILOT 2/28/25



FLATTENS Continued from page A1

of the contractors responsible for locking up our restrooms overnight," she said Thursday.

Police officers responded to the scene, where a work vehicle belonging to MCS

Municipal Contract Services was smashed and completely engulfed by tree limbs.

A work crew removed major branches, allowing for the vehicle to be towed from the scene, while a second crew went out Thursday to examine the tree and haul away its remnants.

Daily Pilot

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evergreens. "Crews will be returning to assess the health of all

the eucalyptus trees in that area," she said. "They do that every two years but, out of an abundance of caution, they're going to do it again."

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BOYS' BASKETBALL

Sage Hill ekes out another close game in semifinals

BY ANDREW TURNER

Sage Hill's run to a second CIF Southern Section boys' basketball final in three seasons has been defined by determination and

It took multiple clutch shots with the clock running down to send Sage Hill to the semifinals, and in an equally dramatic - and possibly more poetic scene on Saturday, the Lightning ran out the final 19 seconds on defense without surrendering a

All that is to say that Sage Hill, a 45-43 winner over San Gabriel Academy in a semifinal at home over the weekend, has proven its mettle in close games.

Sage Hill (18-9) now faces its CIF finals hurdle, a stage it has been on twice and is still looking for the first title in program history. The Lightning will take on Palmdale Knight (25-5) in the Division 3AA championship game on Saturday, March 1 at 8 p.m. at Edison

High. "I think it's just really grit and how bad everybody wants it," said Jackson Cryst, a senior center who had 14 points, 12 rebounds and four blocked shots. "At the end of the regular season, we went through a lot of tough losses. I think that bad taste in our mouth really led all the boys to just want it really bad.

"Knowing in those moments, in those tough losses, what it really takes, what made us lose, and then why we're winning now. That feeling, that feels



Don Leach | Staff Photographer

SAGE HILL'S Tre Cradle (23), seen against Tustin on Tuesday, had 10 points and two blocked shots against San Gabriel Academy on Saturday.

good, and even though in that moment you might not want to take that extra two steps that you have to to get that shot, get that rebound, make that cut, our coaches told us, and we've learned through the playoffs that it's

worth it — every time." Knight, the Golden League champion, has excelled in close games, too. The Hawks have won their last three games — against Hesperia, Los Angeles Price and Pasadena Maranatha by a combined six

Sage Hill's story is similar, all four of its playoff wins being decided by six points or less. The Lightning have fully committed to the defensive end of the floor, averaging just 40 points against in the postseason.

Cryst, who is 6-foot-10 and led Sage Hill to a CIF title in volleyball as a junior, has committed to Long Beach State for that sport. His ability to defend without fouling has been a crucial piece of the puzzle.

"We take advantage of the things a lot of people don't see," Sage Hill coach D'Cean Bryant said. "For him defensively, we tell him to 'stay down, stay down, stay down,' and then he goes up, we crack down. ... That just comes from volleyball, right? He's got to time that jump, he's got to wait, he's got to see the block."

Cryst relished the oppor-

tunity to have a true battle in the paint with San Gabriel Academy sophomore Mahamadou Diop, a 6foot-11 center who led the Eagles with 14 points, 10 rebounds and two blocks.

"I prefer this to a game where I'm going to be oneagainst-three, where I'm getting triple-[teamed], and when I'm not really getting to guard a true big," Diop said. "It was fun to bang down low, be able to get after it. He's a great player. He's really strong, really big, so I think we look forward to moments like this, where it could be challenging."

Outside of a game-tying basket in the closing seconds of regulation in the quarterfinals, sophomore guard Tre Cradle largely struggled due to foul trouble against Tustin.

Cradle bounced back with 10 points, including a second-half dunk, in the semifinals. He added two blocks, one of which came against Diop to end the first half.

didn't score a whole lot," said Cradle, reflecting on the quarterfinal. "Our coach always says, 'You always have the right time to make plays,' whether it's a rebound, a game-tying bucket, a steal, whatever it is. You're going to have your moment. It's just a matter

Sage Hill forged another fourth-quarter comeback, rallying from a 39-35 deficit and surrendering just one basket — a three-pointer by Marquise Humphreys — in the final four minutes.

James Karahalios added 10 points for the Lightning, and Carson Ellis chipped in with two steals. Cryst had the go-ahead score on a driving layup with just over a minute to go, then a key block on Diop on the next defensive possession.

When teams have had the Lightning down late, it hasn't phased them. Cryst believes preparation both in practice and on the schedule - has contributed heavily to success.

"Our practices right now, they're not too difficult, because we built the capacity," Cryst said. "Throughout the whole season, we're building, we're building, we're building because you don't want to be the best in the beginning of the season. You want to be the best now — in playoffs, in the championship.

'We've built the capacity to play these gritty games, these dirty games, and know what we have to do. That's why we don't want a cupcake schedule. We don't want easy games in the beginning of the year — blowouts. We want to build the capacity to play in games like this."

Also in the CIF Southern Section boys' basketball playoffs:

Pacifica Christian Orange County 84, Corona Centennial 80 (20T): EJ Spillman had 33 points, 11 rebounds and 10 assists to lead the visiting Tritons on Friday in a Division 2AA semifinal game.

Hudson Reynolds added 19 points and 10 rebounds for Pacifica Christian (23-7). which will face Fairmont Prep (21-9) in the championship game on Saturday at 1 p.m. at Toyota Arena in

The Tritons and Huskies split the San Joaquin League title in the regular season.

Michael Noel scored 11 points for Pacifica Christian. Logan Stewart added eight points and 10 re-

Pacifica Christian will be competing in its third CIF final, looking for its first section title. The Tritons previously met Fairmont in the Division 4AA final in 2019, a game the Huskies took by a score of 52-49 at Godinez High.

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KNAPP

Continued from page A1

good read off Tom [Hoge]. He was hitting from 8 feet left of me, similar length. I got to watch his go in dead center, so it gave me somewhat of an idea of the pace and all that. Halfway, I knew it was on a pretty

co Open last February, also strung together two runs

of three consecutive birdies - from Nos. 9-11 and from Nos. 13-15. He tapped in for birdie on the final hole after getting a look at the tour record with an 18foot, 8-inch eagle putt that pulled up short of the hole. He also lamented a out and left him with par at No. 17.

Bob Knapp, Jake's father, said the family is always tuned in when his son is competing. They began tracking the round online, and as Jake ascended the leaderboard, Bob said "they got a camera on him," and they were able to see nearly every shot.

"Unless I'm having an emergency appendectomy or open-heart surgery, we're following," Bob said when reached for comment on Thursday. "... We were definitely watching. Obviously, we're at home here in Costa Mesa, not in Florida, but if I had ruby slippers, I'd be clicking them and trying to be there right now. We're just very happy for him. It's a great day.

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THE DAILY COMMUTER **PUZZLE**

By Stella Zawistowski

ACROSS

1"Not!" 6 Participate in a parade 11 "I've got it!" 14 Chicago airport 15 Nebraska city 16 _ artist (scammer) 17 Ten Commandments mount 18 Wildly popular online 19 Portable bed 20

Gravity-powered flying vehicle: 2 wds.

22 Takes a chair 23 Adhesive 24

Gravity-powered winter vehicle 26 Extremely 29 "No way!": 2 wds.

32 Best possible 35 Bitter beer 36 "Close _ cigar":

2 wds. 37 Japanese comic book 38 Florida city

40 Stir 41 Go into 42 Fishing rods

43 Solemn acts 45 Director Lee 46

Dictation-taking pro 47 Tree liquids

48 Operatic voice 49 Performed vocally 51 Tach numbers:

Abbr. 53 Goes bad 55 Not completed

61 Alias letters: Abbr. 62 Ad gimmick: 2 wds.

63 Tie in tennis 64 Skin art, for short

good line. It didn't have a ton of movement, but yeah, just kind of cozied right in there." Knapp, whose lone win on tour came at the Mexi-

14-foot putt that lipped

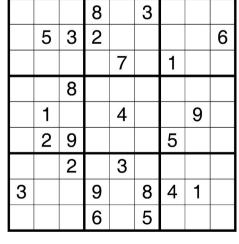
43 47 53 54 69

SUDOKU

42

By the Mepham 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 A2.

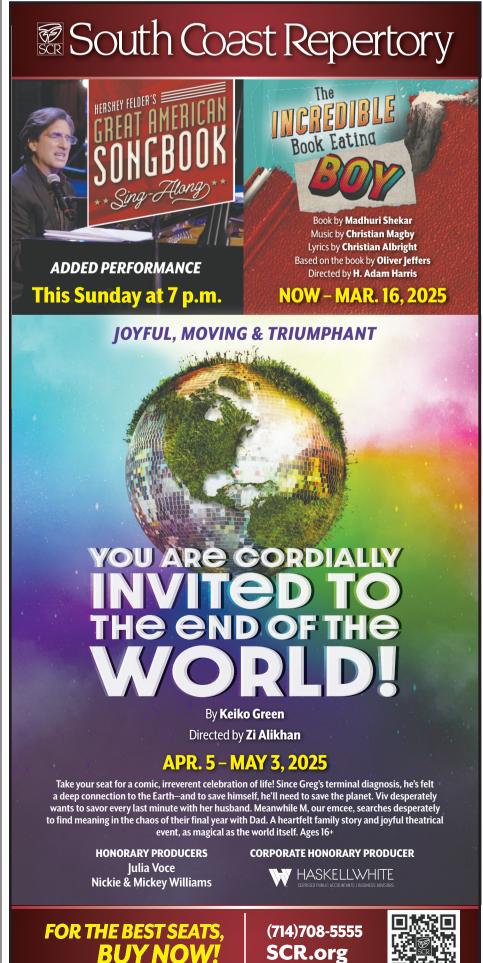
65 Most desired guests 66 A noble gas 67 Look at 68 Pants accessories 69 Full of rocks

DOWN 1 Classy 2 Muslim sect 3 Author Martel 4 Rugged, as terrain 5 Actress Katherine 6 Film idols: 2 wds. 7 Surrounded by 8 Hard to find 9 Burns slightly 10 "2001" computer

12 Owl's sound 13 Farm insects 21 Hawaiian party 22 Family car 25 Citrus fruits 26 Parts of shoes 27 Poet T.S. 28 Houses and land: 2 wds. 30 Kolkata's country 31 Clues made by shoes 33 Representative 34 Slow tempo 36 Yellowstone animal 39 Lists of choices 44 "30 for 30" channel 48 Confidently state 50 Slyness 52 Mythical king 53 Give a grade to 54 "Sure" 56 Astronaut Armstrong

11 Not on purpose

57 Clenched hand 58 Author Victor 59 MBA subject: Abbr. 60 Naysay 62 Bar bill Tribune Media Services



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ANNOUNCEMENTS /ENTERTAINMENT 500

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NOTICE INVITING BIDS

Sealed bids shall be submitted electronically via PlanetBids to office of the City Clerk, 100 Civic Center Drive, Newport Beach, CA 92660 Before <u>10:00 AM</u> on the <u>13th</u> day of <u>March</u> 2025, at which time such bids shall be opened and read

SLURRY SEAL PROGRAM FY 2024-25

Contract No. 9717-1

\$1,362,000.00 **Engineer's Estimate**



Approved by James M. Houlihan **Deputy PWD/City Engineer**

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

Contractor License Classification(s) required for this project: "A" or "C-12" For further information, call Daniel Jordan, $\underline{\text{Project}}$

Manager at (949) 644-3344

BID INFORMATION IS AVAILABLE ON THE CITY WEBSITE:

https://www.newportbeachca.gov/government/datahub/online-services/bids-rfps-vendor-registration

NOTICE:

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

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

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

> BSC 226447 NOTICE OF AMENDED PETITION Kimberley G. Rossall, aka Kimberley Gay Rossall, aka Kimberley Rossall 30-2024-01447837-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: Kimberley G. Rossall, aka Kimberley Gay Rossall, aka Kimberley Rossall. A PETITION FOR PROBATE has been filed by

Diyan L. Rogers and Kerry D. Rossall in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that Diyan L. Rogers 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 19, 2025 at 1:30 p.m. in Dept. CM08 located at: 3390 HARBOR BVLD. 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

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: MARIN Ť. BRADSHAW, ESQ/ LAUREN E. SAINT, ESQ MURTAUGH TREGLIA STERN & DEILY LLP 2603 MAIN STREET, PENTHOUSE

03/14/2025

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Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 2/27, 2/28 & **Legal Notices**

Legal Notices

Legal Notices

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 24-00403-2FNT Loan No: FRB&C: 050625-0785/Aryabhata

Group LLC APN 427-172-02, 427-172-03, 427-172-05 and 427-172-06 YOU ARE IN DEFAULT UNDER A

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED JUNE 30,

2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF

YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD

CONTACT A LAWYER. On March 20, 2025, at 12:00 PM, At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701, FIDELITY NATIONAL TITLE COMPANY, as

the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that

certain DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING recorded

on June 30, 2021, as Instrument No. 2021000427442 of official records in the office of the Recorder of Orange County, CA, executed by: ARYABHATA GROUP LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of PREFERRED BANK, a California banking corporation, as Beneficiary,

and any modifications thereto are collectively referred to herein from time to time as the "Deed of

Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States,

all payable at the time of sale, that certain property situated in said County, California describing the land therein as: EXHIBIT "A" THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A: LOT 1 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF

CALIFORNIA, AS PER MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS,

TOGETHER WITH THOSE PORTIONS OF PARCEL(S) 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 53,

PAGE 13 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE INTERSECTION OF CORINTHIAN WAY AND MARTINGALE DRIVE, AS SHOWN ON SAID TRACT NO. 7770; THENCE ALONG

SAID CENTERLINE OF MARTINGALE DRIVE SOUTH 06°59'31" EAST 495.91 FEET; THENCE LEAVING SAID

CENTERLINE SOUTH 85°55'37" WEST 34.84 FEET TO THE WESTERLY LINE OF SAID MARTINGALE DRIVE AS

SHOWN ON SAID TRACT NO. 7770, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH

89°21'49" EAST; THENCE NORTHERLY ALONG SAID CURVE 11.98 FEET THROUGH A CENTRAL ANGLE OF

07°37'42"; THENCE NORTH 06°59'31" WEST 14.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE

LEAVING SAID WESTERLY LINE OF MARTINGALE DRIVE SOUTH 85°55'37" WEST 324.79 FEET; THENCE

SOUTH 42°56'12" WEST 51.51 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 634.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS

NORTH 47°59'42" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE 81.22 FEET THROUGH A

CENTRAL ANGLE OF 07°20'25"; THENCE NORTH 49°20'43" WEST 217.66 FEET TO THE BEGINNING OF A

CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY, NORTHERLY,

AND NORTHEASTERLY ALONG SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO

THE SOUTHEASTERLY LINE OF SCOTT DRIVE AS SHOWN ON SAID TRACT NO. 7770; THENCE ALONG SAID

SOUTHEASTERLY LINE NORTH 40°39'17" EAST 486.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE

SOUTHERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, EASTERLY, AND

SOUTHEASTERLY ALONG SAID CURVE 19.22 FEET THROUGH A CENTRAL ANGLE OF 73°23'53" TO THE

SOUTHWESTERLY LINE OF SAID CORINTHIAN WAY; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 65°56′50″ EAST 204.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A

RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 15.43 FEET THROUGH A CENTRAL

ANGLE OF 58°57'19" TO THE WESTERLY LINE OF SAID MARTINGALE STREET; THENCE ALONG SAID

WESTERLY LINE SOUTH $06^{\circ}59^{\circ}31$ " EAST 439.84 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS

KNOWN AS PARCEL 1 AS SHOWN IN EXHIBIT B OF LOT LINE ADJUSTMENT NO. LA 2018-004 RECORDED

OCTOBER 24, 2023 AS RECORDING NO. 2023000259636 OF OFFICIAL RECORDS. EXCEPTING

THEREFROM ALL MINERALS, PETROLEUM, GAS, AND OTHER HYDROCARBON SUBSTANCES EXISTING

BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY AS RESERVED IN AN INSTRUMENT

RECORDED SEPTEMBER 08, 1972 IN BOOK 10316, PAGE 114, SEPTEMBER 04,1973 IN BOOK 10883, PAGE

83, AND MARCH 01,1974 IN BOOK 11086, PAGE 2, ALL OF OFFICIAL RECORDS. PARCEL B: THAT PORTION

OF PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS

SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY

RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT

THE CENTERLINE INTERSECTION OF CORINTHIAN WAY AND MARTINGALE DRIVE, AS SHOWN ON TRACT

NO. 7770, RECORDED IN BOOK 299, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF SAID COUNTY

RECORDER; THENCE ALONG SAID CENTERLINE OF MARTINGALE DRIVE SOUTH 06°59'31" EAST 495.91

FEET; THENCE LEAVING SAID CENTERLINE SOUTH 85°55'37" WEST 34.84 FEET TO THE WESTERLY LINE OF

SAID MARTINGALE DRIVE, AS SHOWN ON SAID TRACT NO. 7770 AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY LINE SOUTH 85°55'37" WEST 15.96 FEET TO THE BEGINNING OF A

CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1.50 FEET; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID CURVE 2.36 FEET THROUGH A CENTRAL ANGLE OF

90°00'00"; THENCE SOUTH 04°04'23" EAST 16.50 FEET; THENCE SOUTH 85°55'37" WEST 52.00 FEET;

THENCE NORTH 04°04'23" WEST 16.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE

SOUTHWESTERLY, HAVING A RADIUS OF 1.50 FEET; THENCE NORTHERLY, NORTHWESTERLY, AND

WESTERLY ALONG SAID CURVE 2.36 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 85°55'37" WEST 74.00 FEET; THENCE NORTH 04°04'23" WEST 26.60 FEET; THENCE NORTH 85°55'37" EAST

144.40 FEET TO SAID WESTERLY LINE OF MARTINGALE DRIVE; THENCE SOUTH 06°59'31" EAST 14.65

FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE

SOUTHERLY ALONG SAID WESTERLY LINE AND CURVE 11.98 FEET THROUGH A CENTRAL ANGLE OF

 $07^{\circ}37'42"$ To the true point of beginning. Said land is known as parcel 2 as shown in

EXHIBIT B OF LOT LINE ADJUSTMENT NO. LA 2018-004 RECORDED OCTOBER 23, 2023 AS RECORDING

NO. 2023000259636 OF OFFICIAL RECORDS. EXCEPTING THEREFROM ALL MINERALS, PETROLEUM, GAS

AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY AS RESERVED IN AN INSTRUMENT RECORDED SEPTEMBER 04,1973 IN BOOK 10883,

PAGE 83 OF OFFICIAL RECORDS. PARCEL C: THOSE PORTIONS OF PARCEL(S) 1 AND 2, IN THE CITY OF

NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK

53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE INTERSECTION OF

CORINTHIAN WAY AND MARTINGALE DRIVE, AS SHOWN ON TRACT NO. 7770, RECORDED IN BOOK 299, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID

CENTERLINE OF MARTINGALE DRIVE SOUTH 06°59'31" EAST 495.91 FEET: THENCE LEAVING SAID

CENTERLINE SOUTH 85°55'37" WEST 34.84 FEET TO THE WESTERLY LINE OF SAID MARTINGALE DRIVE AS

SHOWN ON SAID TRACT NO. 7770 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID

WESTERLY LINE SOUTH 85°55'37" WEST 15.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE

SOUTHEASTERLY, HAVING A RADIUS OF 1.50 FEET; THENCE WESTERLY, SOUTHWESTERLY, AND

SOUTHERLY 2.36 FEET THROUGH A CENTRAL ANGLE OF 90°00'00": THENCE SOUTH 04°04'23" EAST

16.50 FEET; THENCE SOUTH 85°55'37" WEST 52.00 FEET; THENCE NORTH 04°04'23" WEST 16.50 FEET TO

THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1.50 FEET; THENCE

NORTHERLY, NORTHWESTERLY, AND WESTERLY 2.36 FEET THROUGH A CENTRAL ANGLE OF 90°00'00",

THENCE SOUTH 85°55'37" WEST 74.00 FEET; THENCE NORTH 04°04'23" WEST 86.60 FEET; THENCE

SOUTH 85°55'37" WEST 180.30 FEET; THENCE SOUTH 42°56'12" WEST 51.50 FEET TO THE NORTH

EASTERLY LINE OF DOVE STREET AS SHOWN ON SAID TRACT NO. 7770, SAID POINT ALSO BEING A

POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 634.00 FEET, A

RADIAL LINE THROUGH SAID POINT BEARS NORTH 47°59'42" EAST; THENCE SOUTHEASTERLY ALONG

SAID NORTHEASTERLY LINE AND CURVE 52.47 FEET THROUGH A CENTRAL ANGLE OF 04°44'31 " TO THE

SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 85°55'37" EAST

319.97 FEET TO SAID WESTERLY LINE OF MARTINGALE, SAID POINT ALSO BEING A POINT ON A NON-

TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE THROUGH

SAID POINT BEARS SOUTH 85°56'14" WEST; THENCE ALONG SAID WESTERLY LINE AND CURVE 21.58

FEET THROUGH A CENTRAL ANGLE OF 24°43'53" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF

90.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 69°19'53" WEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 31.47 FEET THROUGH A CENTRAL ANGLE OF

20°01 '56" TO THE TRUE POINT OF BEGINNING. SAID LAND IS KNOWN AS PARCEL 3 AS SHOWN IN

EXHIBIT B OF LOT LINE ADJUSTMENT NO. LA 2018-004 RECORDED OCTOBER 24, 2023 AS RECORDING

NO. 2023000259636 OF OFFICIAL RECORDS. EXCEPTING THEREFROM ALL MINERALS, PETROLEUM, GAS

AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 500 FEET FROM THE SURFACE OF SAID

REAL PROPERTY AS RESERVED IN AN INSTRUMENT RECORDED SEPTEMBER 04,1973 IN BOOK 10883,

PAGE 83, AND MARCH 01,1974 IN BOOK 11086, PAGE 2, BOTH OF OFFICIAL RECORDS. NOTICE TO

POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that

there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the

Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free

and clear ownership of the Property. You should also be aware that the lien being auctioned off may be

a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all

liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are

encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this

Property by contacting the county recorder's office or a title insurance company, either of which may

charge you a fee for this information. If you consult either of these resources, you should be aware that

the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO

PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by

the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code

The law requires that information about trustee sale postponements be made available to you and to

the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has

been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may

call 1.866.684.2727 or visit this Internet Website www.servicelinkasap.coin. using the file number

assigned to this case 24-00403-2FNT. 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. The real 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: 4200 & 4250

Scott Drive and 4251 Martingale Dr (aka 1701 Corinthian Way, , 4251, 4253 & 4255 Martingale Dr., 4200,

4220 & 4250 Scott Dr., 1600 Dove St., Newport Beach, CA), Newport Beach, CA 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 without covenant or warranty, express or implied, regarding title,

possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and

pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications

thereto). The total amount of the unpaid balance of the obligations 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 Trustee's Sale is estimated to be \$30,586,098.05 (Estimated), provided, however, prepayment

premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said

sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section

5102 of the California Financial Code and authorized to do business in California, or other such funds as

may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may

withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or

endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the

Property receiver, if applicable. DATE: February 24, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE

24-00403-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 SALE

INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES

INFORMATION PLEASE CALL 1.866.684.2727 24-00403-2FNT A-4836219 02/28/2025, 03/07/2025,

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Legal Notices

Legal Notices

Legal Notices

T.S. No.: 24-12432 Loan No.: *4768 APN: 440-281-26 NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES)DATED 12/15/2020. 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

On 3/12/2025 at 9:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) dated **12/15/2020** ("Deed of Trust") recorded on **12/24/2020**, as Document No. **2020000764289** in book \neg , page \neg , of Official Records in the Office of the Recorder of Orange County, California, executed by Radonix, Inc ("Trustor"), as trustor, to secure obligations in favor of Center Street Lending VIII SPE, LLC., 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). Checks must be made payable to Prestige Default Services. At: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866, all right, title and interest conveyed to and now held by it under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) in the property situated in said County, California, describing the land therein:

LOT 23 OF TRACT NO. 6905, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308, PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THERE FOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY RECORDED IN BOOK 12415, PAGE 992, OFFICIAL RECORDS. **PARCEL 2:**

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS THROUGHOUT LOT 65 OF TRACT NO. 6905, AS SHOWN ON A MAP RECORDED IN BOOK 308, PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. A.P.N.: **440-281-26**

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: 509 Ventaja Newport, Newport Beach, California 92660 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 warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated to be \$2,247,642.61. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure

. The current beneficiary under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Unified Trustee's Sale SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as

The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation.

NOTICE TO 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

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 (949) 776-4697 or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 24-12432. 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.

Date: 2/4/2025

Prestige Default Services, LLC 1920 Old Tustin Ave Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-000877

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