

Daily Pilot

THURSDAY, FEBRUARY 20, 2025 /// dailypilot.com

'We're in the finals now, and it feels so good.'



James Carbone

NEWPORT HARBOR'S Gabby Alexson (14) celebrates with her teammates after scoring the winning goal Tuesday night against Orange Lutheran.

The Sailors earned an upset 12-11 win over two-time defending champion Orange Lutheran in the Open Division semifinals, while

the Breakers clamped down for a 6-2 win over Dos Pueblos in Division 1. Read more on [Page A6](#).

Kluwe arrested at H.B. council meeting

Former NFL player approached dias after commenting against a MAGA plaque proposed for the Central Library.

BY MATT SZABO

Huntington Beach resident Chris Kluwe was arrested during Tuesday night's Huntington Beach City Council meeting after moving toward the dais following his public comments.

Kluwe, a former pro football punter, has long spoken out about social issues.

He attended Tuesday's meeting to protest a proposed MAGA acrostic plaque outside of the Central Library for the library's 50th anniversary, as he did at the Community and Library Services Commission meeting a week before.

This time, his comments ended with, "I will now engage in the time-honored American tradition of peaceful civil disobedience."

Kluwe, 43, started approaching the dais where the City Council was seated. He was subdued by several officers and carried out of the council chambers.

Kluwe did not fight the arrest, putting his hands behind his back and going limp.

"I made sure I warned the officers I was going to the ground," Kluwe said in an interview with the Daily Pilot on Wednesday. "Then I told them, 'I'm going to stay limp, you guys got to carry me out of here.'"

Kluwe said he was held in the

See [Kluwe](#), page A3

Jury convicts man of murdering woman found buried at family's mobile home

BY ERIC LICAS

A jury found a Huntington Beach man guilty Tuesday of murdering a homeless woman who was buried in the yard of his family's mobile home in 2022.

Anthony Padilla was convicted of second degree murder in connection with the death of Gina Marie Lockhart. She was living on the street in the area of Beach Boulevard and Slater Avenue and was last seen three years ago on either June 29 or 30.

None of the over 30 witnesses brought forth during trial were able to testify to the victim's whereabouts in the hours leading up to her death. There appeared to be no prior connection between her and Padilla. Prosecutors did not suggest a motive for her killing.

Reports of a foul odor at the nearby Maple Ridge Mobile



File Photo

THE MAPLE RIDGE mobile home park on the 7800 block of Slater Avenue, Huntington Beach, in July 2022.

See [Convicts](#), page A3

ALSO FROM THE DAILY PILOT:



Don Leach

SAGE HILL BOYS' BASKETBALL INTO CIF SEMIFINALS ON JAMES KARAHALIOS' OT WINNER [PAGE A6](#)

COSTA MESA CLASS TO TEACH THE NUTS AND BOLTS OF BIKE SAFETY [PAGE A3](#)

Hoefler named Ocean View School District's new superintendent

BY MATT SZABO

Julianne Hoefler was advised that if she wanted to become a school superintendent, she should not take an interim position.

Yet, there she was last summer, moving into an interim role in the Ocean View School District after Supt. Michael Conroy retired for the second time.

"At home, I was called the duct tape," she said with a laugh. "It was a leap of faith."

Hoefler emerged from the interim role even more convinced that the role was for her. The district Board of Trustees felt the same way.

She was appointed the new Ocean View School District superintendent at the board meeting on Feb. 11 by a unanimous vote of 4-0, with Trustee Morgan Westmoreland absent.

The appointment of a new superintendent comes after a contentious election cycle, after which Gina Clayton-Tarvin was reelected to the board and Keri Gorsage was also elected.

"I really believe the board did it right," Hoefler said in an interview with the Daily Pilot. "They waited for the election to conclude before identifying someone. Some districts would have pushed that decision through, because those five wanted to make the decision and ensure that it was who they wanted. I've seen that in other districts, and ours really trusted the voters to weigh in and make their selections."

"In many ways, I feel like I have the support of not only the board, given it was a unanimous vote, but the community as well. That's who they selected, and

See [Hoefler](#), page A2



Don Leach | Staff Photographer

JULIANNE HOEFER has been appointed as the new superintendent of Ocean View School District. Hoefler has been with the Ocean View School District since 2018.

THE COACH HOUSE

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THU, FEB 20 THE HEART OF ROCK & ROLL **FRI, FEB 21 CHEST FEVER** **SAT, FEB 22 FAST TIMES** **SUN, FEB 23 ALWAYS ADELE**

- 2/20 THE HEART OF ROCK & ROLL
- 2/21 CHEST FEVER (TRIBUTE TO THE BAND)
- 2/22 FAST TIMES (ULTIMATE 80'S TRIBUTE)
- 2/23 ALWAYS ADELE (TRIBUTE TO ADELE)
- 2/26 HUMMEL HARP BLOWOUT
- 2/27 VANESSA COLLIER
- 2/28 G LOVE & SPECIAL SAUCE
- 3/1 VERY IMPORTANT BEER FT FOREIGNERS
MICHAEL BLUESTEIN, LUIS MALDONADO, JEFF PILSON, BRUCE WATSON
- 3/6 ALTAN
- 3/7 COCO MONTOYA & RONNIE BAKER BROOKS
- 3/8 MARC COHN
- 3/9 MARC COHN
- 3/13 SONS OF CREAM
FT KOFI BAKER, MALCOM BRUCE, ROB JOHNSON
- 3/14 THE FENIANS FT PATRICK'S DAY CELEBRATION
- 3/15 WALTER TROUT
- 3/16 WALTER TROUT
- 3/21 THE THIRD MIND
FT. DAVE ALVIN, JESSE SYKES, MARK KARAN, VICTOR KRUMMENACHER, MICHAEL JEROME
- 3/22 KING'S X
- 3/26 RUSSELL HOWARD
- 3/27 TURN THE PAGE
(BOB SEGER & THE SILVER BULLET TRIBUTE)
- 3/28 THE ENGLISH BEAT
- 3/29 SUPER DIAMOND (NEIL DIAMOND TRIBUTE)
- 3/30 COLIN JAMES
- 4/1 JORMA KAUKONEN
- 4/2 ANDERS OSBORNE
- 4/3 OUR HOUSE 'THE MUSIC OF CROSBY, STILLS, NASH & YOUNG'
- 4/4 THE SMITHEREENS WITH JOHN COWSILL
- 4/5 HERMAN'S HERMITS FT PETER NOONE



WED, FEB 26 HUMMEL HARP BLOWOUT **THU, FEB 27 VANESSA COLLIER** **SAT, MAR 1 VERY IMPORTANT BEER FT. FOREIGNERS** **THU, MAR 6 ALTAN**

- 4/6 HERMAN'S HERMITS FT PETER NOONE
- 4/7 LEARNING TO FLY (A TOM PETTY TRIBUTE)
- 4/10 JACKLY
- 4/11 DON CARLOS
- 4/12 MIRAGE (TRIBUTE TO FLEETWOOD MAC)
- 4/13 BOBBY GRAY
- 4/18 WILD CHILD (DOORS TRIBUTE)
- 4/19 KEVIN NEALON
- 4/24 THE WAILERS
- 4/25 TOM GREEN (COMEDY TOUR)
- 4/26 PIANO MEN: GENERATIONS
- 5/2 IN THE AIR TONIGHT
(PHIL COLLINS & GENESIS TRIBUTE)
- 5/3 THE OCEAN BLUE
- 5/8 ROBERT CRAY
- 5/9 ROBERT CRAY
- 5/10 SHINE ON (THE LIVE PINK FLOYD EXPERIENCE)
- 5/11 ISRAEL VIBRATION & ROOTS RADICS
- 5/15 ALL FIRED UP (PAT BENATAR TRIBUTE)
- 5/16 RONSTADT REVIVAL (LINDA RONSTADT TRIBUTE)
- 5/17 DEAD MAN'S PARTY
- 5/18 THE DAY THE MUSIC DIDN'T DIE
- 5/22 FOGHAT
- 5/23 RICHIE KOTZEN
- 5/24 QUEEN NATION
(RE-IMAGINED SYMPHONIC ROCK SHOW)
- 5/30 YACHTY BY NATURE
- 5/31 KIDS OF CHARLEMAGNE (STEELY DAN TRIBUTE)
- 6/6 THE WINEHOUSE EXPERIENCE
- 6/7 YYNOT (TRIBUTE TO RUSH)
- 6/13 BUFFETT BEACH
- 6/21 CLASSIC ALBUMS LIVE:
DAVID BOWIE'S ZIGGY'S STARDUST
- 7/4 THE ULTIMATE ROCK BAND:
THE GREATEST ROCK HITS OF ALL TIME
- 7/26 VENICE
- 11/16 GEOFF TATE'S OPERATION: MINDCRIME
(THE FINAL CHAPTER)

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THE DAILY COMMUTER PUZZLE

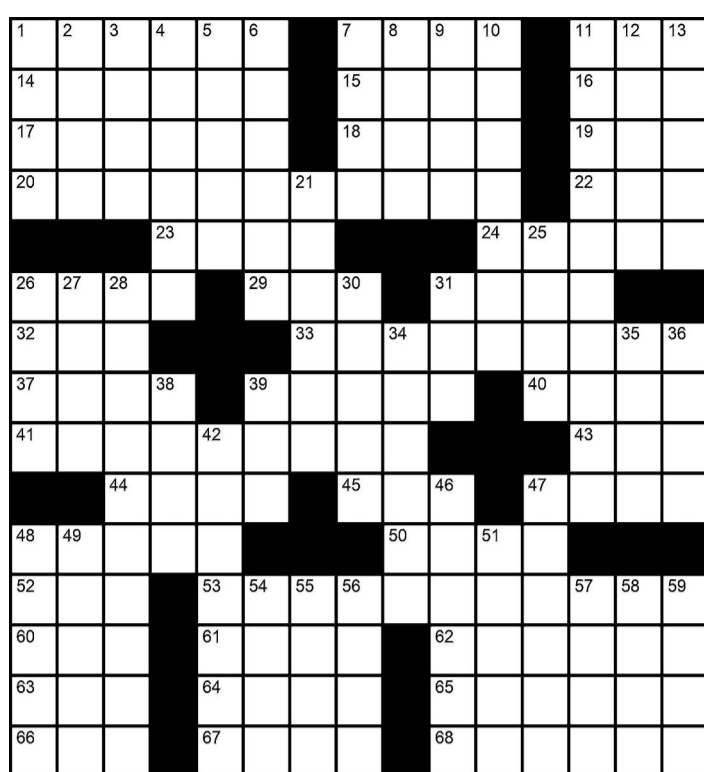
By Stella Zawistowski

ACROSS

- 1 Deluges
- 7 Skin reaction
- 11 Droop
- 14 Chicago singer Peter
- 15 Car or truck
- 16 _ or nothing
- 17 Decorate
- 18 Worrisome
- 19 Haunted house shout
- 20 NYC tourist attraction: 2 wds.
- 22 Mass transit vehicle
- 23 One-pot meal
- 24 Paths for driving
- 26 Community fitness center, often: Abbr.
- 29 Last month of the year: Abbr.
- 31 Injure
- 32 Motorist's group: Abbr.
- 33 Make compatible
- 37 Hurry
- 39 Handbag part
- 40 Mark on Al Capone's face
- 41 Misbehaved
- 43 Actor Butterfield
- 44 Special flair
- 45 Hardened
- 47 Crunchy sandwiches, for short
- 48 Deck parts
- 50 Group of three
- 52 A long time _
- 53 Site in immigration history: 2 wds.
- 60 Nada
- 61 Close by
- 62 Julius _
- 63 Pub drink
- 64 Car lifter
- 65 Japanese martial art
- 66 " _ Misérables"
- 67 Pen liquids
- 68 Examined, with "out"

DOWN

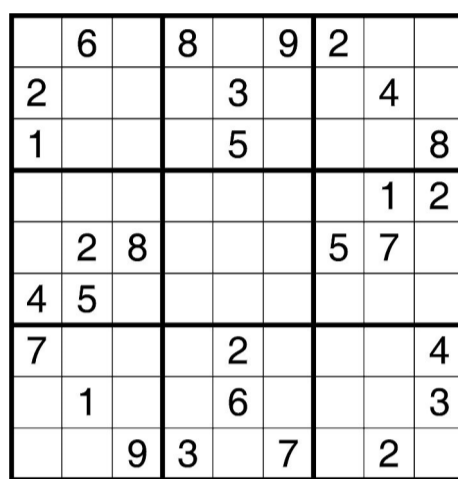
- 1 Ella Fitzgerald's



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.

- style
- 2 Mani_ (spa treatment)
- 3 Molecule part
- 4 Mother _ (Nobel winner)
- 5 Physicist Mach
- 6 Was disrespectful to
- 7 Spaghetti sauce brand
- 8 Mystical glow
- 9 Mix with a spoon
- 10 Big baseball hit: 2 wds.
- 11 Break from work
- 12 For all to hear

- 13 Lip cosmetic
- 21 Keyboard type
- 25 Fantasy monsters
- 26 Lawn
- 27 Wailea's island
- 28 Potluck dishes
- 30 Closest dwarf planet to the Sun
- 31 One-legged jump
- 34 Military trainees
- 35 Final
- 36 Taylor Swift's _ Tour
- 38 Retain
- 39 DC politician: Abbr.
- 42 Dog that doesn't bark
- 46 Bamboozles
- 47 Cropped jacket
- 48 Manmade waterway
- 49 Athletically gifted
- 51 Physicist Newton
- 54 Low-fat
- 55 Don't have
- 56 Annoys
- 57 Right away: Abbr.
- 58 Comedian Bargatze
- 59 _ Scott decision

Tribune Media Services



OCEAN VIEW

School District Supt. Julianne Hoefler, center, pictured with Board of Trustees members Gina Clayton-Tarvin, Jack Souders, Patricia Singer and Kerri Gorsage, left to right, at last week's board meeting.

Courtesy of Julie St. Cyr

HOEFER

Continued from page A1

then that board made that decision [to appoint] me."

Hoefler, 55, is a Seal Beach resident. She has been with the district, which features 10 elementary schools and three middle schools in Huntington Beach, Fountain Valley, Midway City and Westminster, since 2018.

Her new contract runs through June 2028 and features an annual salary of \$327,000, with the same salary increases provided to other certificated district administrators. She also receives an allowance of \$500 per month for district-related car expenses, as well as a \$2,000 annual stipend for possessing a doctoral degree.

"Clearly, this board is unanimous in thinking that you are the right candidate for this position," Board President Patricia Singer said at the Feb. 11 board meeting. "The board believes strongly that we've seen a really strong, compassionate leader in the last months since you took over in August. You've ensured that we're moving forward ahead, but you're being innovative, you're being kind. There's a balance that I'm hearing from a lot of our staff members, with great work expectations but also ensuring that they feel heard, supported and loved for."

Hoefler has a bachelor's degree in child development and master's de-

gree in school administration, both from Cal State Fullerton, as well as a Ph.D in urban education and public school administration from Claremont Graduate University.

She said she loves the Ocean View School District staff and students. She added that she knows plenty of parents as well from her visits to school sites when she was assistant superintendent of educational services, a position she held from 2018 until she was promoted to deputy superintendent of human resources last March.

"Public education is under attack," she said. "Folks think you're crazy for wanting to be a superintendent. Even internally, they're like, 'Do you really want this job?' And the answer is resoundingly every time, 'Absolutely.' I felt like all along that my job is to keep this community together, because the community represents diverse perspectives. In the middle are students, and how do we keep our community united in doing right by our children?"

The district has considered school closures in recent years, in the face of continued declining enrollment. In November 2023, the Board of Trustees voted to consolidate Spring View Middle School, while leaving three other elementary schools that were considered for consolidation — Golden View, Circle View and Village View, all in Huntington Beach —

open.

More recently last August, the district's 7-11 Committee recommended that the district sell two of the 26 sites it owns. They included the Crest View site at Beach Boulevard and Talbert Avenue in Huntington Beach, a 13.8-acre site that includes Walmart and other businesses, and the 10.9-acre Pleasant View site near Warner Avenue and Magnolia Street.

The board has yet to take action on these recommendations; Hoefler said assistant superintendent of educational services Keith Farrow is doing research based on them.

Hoefler noted that the district has many innovative programs, including the farm at Golden View Elementary, a guide dog program started at Hope View Elementary and a culinary arts program at Vista View Middle School, to name a few.

"How do we keep those programs intact, because that's what keeps us special?" she said. "People want to talk about the past and school consolidation, [but] I want to talk about how we keep our programs alive and what is a better tomorrow ... Every decision needs to be made with a focus on what the impact is on students. I think we have to be disciplined. We're going to have to say no to some good stuff because we want to say yes to the important things."

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KLUWE

Continued from page A1

city jail for about four hours before being released late Tuesday night, adding that he was cited after being arrested for disrupting an assembly.

Kluwe commended the Huntington Beach Police Department's handling of the situation but said he felt something had to be done to amplify his concerns. During his comments before approaching the dais, he was critical of several Make America Great Again policies, calling it "explicitly a Nazi movement."

"I want our elected democratic officials to start engaging in civil disobedience," Kluwe said Wednesday. "People need to be aware that what's going on with this administration is leading us down a really dark path. Right now, no one is willing to step up and do that. So, if I want to ask them to do it, then I have to be willing to do it too."

City Council member Gracey Van Der Mark said she was afraid for a few seconds as Kluwe walked onto the platform in front of the dais, before she saw him turn around and put his hands behind his back.

"He wanted his five minutes of fame, and that's what he got," she said.

She said that Kluwe's comments are an insult to Jewish people who support President Trump and called Huntington Beach a "beautiful conservative city."

"It is OK for us to have our beautiful conservative city," she said. "We respect everyone. We're not out there attacking people who don't think like us, we're not out there running across and trying to intimidate people who don't agree with us ... The city of

Huntington Beach has always been conservative, and they tried to change that, and we're just taking it back to the way it was. If I wanted to live in a liberal city with liberal values, I would have stayed in Los Angeles."

Kluwe said he sees a sense of resigned anger in many public comments made during council meetings.

"People are speaking out because that's the American thing to do," he said. "You're a public citizen, your voice should be heard. But it's very disheartening when your elected officials are not listening to your voice ... It is profoundly un-American to do what this council is doing, and I think there are a lot of people in this community that get that. At a very visceral level, what we are seeing is not how America is supposed to work."

SYMPHONY OF FLOWERS PASSES UNANIMOUSLY

Also during Tuesday night's meeting of the Symphony of Flowers, an orchestrated light show, is coming to Central Park as the panel unanimously approved it.

The show will be staged in the northeastern portion of Central Park East, at the same location where the Revolution and Civil War days are staged each year. The council heard residents voice concerns about potential issues with disrupting the park's ecosystem, though an addendum to the final master environmental impact report of recreational uses for Central Park found that the show would have no impact or a less than significant impact in several environmental areas.

LIBRARY PLAQUE APPROVED

An alternate design for the 50th anniversary of the Central Library plaque, submitted by Van



Matt Szabo

CHRIS KLUWE speaks at a Huntington Beach Community and Library Services Commission meeting Feb. 11.

Der Mark, was also unanimously approved by her colleagues.

The new design features a large eagle on the left side. It still features the MAGA acrostic with the words "Magical, Alluring, Galvanizing, Adventurous," though now they are on the bottom instead of in the middle. Below that, it reads, "Through hope and change, our nation has built back better to the golden age of Making America Great Again," combining presidential slogans of Presidents Obama, Biden and Trump.

LIBRARY PETITIONS ELECTION DATE TO BE DETERMINED

The panel did not make a final

decision on an election date for two library initiatives, one seeking a repeal of the parent/guardian children's book review board and the other seeking to require voter approval before library operations can be outsourced.

Councilman Tony Strickland said the council would work with staff to come back within 30 days with a resolution to call for an election.

The two options are to call for a special election or put the initiatives on the general election ballot in 2026.

VIGLIOTTA APPOINTED CITY ATTORNEY

Longtime Assistant City Atty.

Michael Vigliotta was appointed as city attorney on a unanimous vote. He is replacing Michael Gates, who took a post at the U.S. Justice Department.

Vigliotta, a Huntington Beach resident, had left to be the city attorney in Orange in 2023. Now he will step in to continue Huntington Beach's fight with Sacramento on voter identification, housing mandates, sanctuary state laws and other issues.

"I don't have a speech, but thank you for the confidence," Vigliotta said to the council members.

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CONVICTS

Continued from page A1

Homes led to the discovery of Lockhart's body on July 17. She had been hogtied with a pair of shoelaces and decapitated.

The latter likely took place after she died, according to forensic experts. They were unable to identify any broken bones, bruises,

scratches or other injuries indicating a struggle on her partially decayed body. Her cause of death was not conclusively determined.

Padilla's sister, Lolita Guevara, told police she saw him digging a roughly 5-foot-wide hole in the yard on July 10. Later that day his mother, Rosario Cendejas, confronted him as he was carrying bags with blankets that appeared to be covered

with bloodstains and maggots. He fled when she called the police.

Officers initially dismissed the smell as coming from a dead animal and advised the residents to deep-clean the area. When Cendejas attempted to tidy up the shed she found women's clothing that was too small for anyone living with them, Vans shoes that were missing laces, long hair that

was still attached to a piece of someone's scalp and a large knife with blood on it.

Lab tests later determined that Lockhart's blood was on the blade and Padilla's on the handle.

Prosecutors alleged Padilla used the knife to cut off the victim's head, destroying any signs of strangulation on her body in the process. However, defense attorneys noted that there

was no physical evidence confirming Lockhart's cause of death. She had been hospitalized for seizures and alcohol poisoning numerous times in the month before she died.

Padilla's defense attorney argued that Lockhart could have died of natural causes and added that a warrant for Padilla's arrest was active at the time, which is why he decided to hide the body

instead of reporting it to authorities.

"You don't go to those lengths and do that," Janine Madera, senior prosecutor for the Orange County district attorney's office, countered during closing statements. "You just don't, unless you're hiding a murder."

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NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15951489 TS No: Y24-03063 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/21/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/25/2023 as instrument number 2023000232509 in the office of the County Recorder of ORANGE County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 6/12/2024 as instrument number 2024000146517 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/7/2012 as instrument number 201200069874, WILL SELL on 03/05/2025, 1:30 P.M. At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): QIJUN LIU AND HONGJUAN TIAN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND ENQI LIU, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON. The property address and other common designation, if any, of the real property is purported to be: 204 KEMPTON, IRVINE, CA 92620, APN 935-46-533. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$15,539.02. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case: Y24-03063. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case Y24-03063 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non-judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 01/27/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0470528 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/13/2025, 02/20/2025, 02/27/2025

LEGAL NOTICE

COAST COMMUNITY COLLEGE DISTRICT
Purchasing Department
1370 Adams Avenue, Costa Mesa, CA 92626

REQUEST FOR PROPOSAL
RFP NO. 2202

Advisory Services for Asset Management of District Owned Land

The Coast Community College District is seeking a firm, or firms, to assist the District to help identify and evaluate joint occupancy land lease opportunities, pursuant to California Education Code Section 81390 et. Sec, for approximately 3.7 acres of property located at 1370 Adams Avenue in Costa Mesa, California.

ALL RESPONSES MUST BE RECEIVED
THURSDAY, MARCH 6, 2025 BEFORE 4 P.M.

Questions regarding this RFP may be directed to John Eriksen by email at purchasing@cccd.edu.

RFP document can be found at: <https://vendors.planetbids.com/portal/36722/bo/bo-detail/126250>

Governing Board, Coast Community College District
County of Orange, California

By: John M. Eriksen
Director, Purchasing & Contract Services

Published: 2/13/25 & 2/20/25

Legal Notices

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **March 11th, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
2950 Bear St Costa Mesa CA, 92626
949-415-5680

12:00 PM
Joshua Demarzo
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the referenced facility above to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/20/25
CNS-3896420#
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)

Escrow No. **19139KMY**
NOTICE IS HEREBY GIVEN to all creditors of the within names Seller(s) that a bulk sale is about to be made on personal property hereinafter described. The name(s), business address(es) to the seller(s) are: **NOTRIKA INC, 6490 EDINGER AVE, HUNTINGTON BEACH, CA 92647**
The location in California of the Chief Executive Officer of the Seller(s) is: **202 GREENMOUR, IRVINE, CA 92614**
Doing Business as: **SUBWAY #2288**
The name(s) and address of the buyer(s) is/are: **ABU ASLAN, 18067 MOUNT NORBY CIRCLE, FOUNTAIN VALLEY, CA 92708**
The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT, GOODWILL & FRANCHISE RIGHTS** and are located at: **6490 EDINGER AVE, HUNTINGTON BEACH, CA 92647**
All other business name(s) and address(es) used by the seller(s) within three years, as stated by the seller(s), is/are: **NONE**
The bulk sale is intended to be consummated at the office of: **ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780** and the anticipated sale date is **MARCH 10, 2025**
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
[If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: **ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780**
The last date for filing claims shall be **MARCH 7, 2025**, which is the business day before the sale date specified above.
Dated: **JANUARY 24, 2025**
BUYER: **ABU ASLAN**
3283089-C-PP DAILY PILOT 2/20/25

BSC 226419
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Kimberley Gayley Rossall, aka Kimberley Gay Rossall, aka Kimberley G. 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 Gayley Rossall, aka Kimberley Gay Rossall, aka Kimberley G. Rossall, aka Kimberley Rossall.**

A PETITION FOR PROBATE has been filed by **WAYNE L. JONES** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **WAYNE L. JONES** be appointed as personal representative to administer the estate of the decedent.

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

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

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

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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:
SHANNON C. PAPAZIS ESQ / ORLANDO R. FLORES, ESQ
FERRUZZO & FERRUZZO, LLP
3737 Birch Street, Suite 400
Newport Beach, CA 92660
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 2/20, 2/21 & 2/27/2025

Legal Notices

BSC 226424
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Jane Marie Rothrock, aka Jane M. Rothrock, aka Jane Rothrock
30-2025-01459006-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: **Jane Marie Rothrock, aka Jane M. Rothrock, aka Jane Rothrock.**

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

THE PETITION FOR PROBATE requests that **Rachel J. Bailey** be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on **March 26, 2025 at 1:30 p.m. in Dept. CM08** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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:
RICHARD A. SALUS, ESQ.
PALMIERI, TYLER, WIENER, WILHELM & WALDRON LLP
1900 MAIN STREET, STE 700
IRVINE, CA 92614-7328
Published in the HUNTINGTON BEACH INDEPENDENT on: 2/20, 2/27 & 3/6/2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI
Case No. 30-2025-01458172-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: **VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI**

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

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

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

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

A HEARING on the petition will be held on **March 26, 2025 at 1:30 PM** in Dept. No. CM08 located at 3390 HARBOR BLVD, COSTA MESA CA 92626.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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:
GRACE A LOU ESQ
SBN 237109
LAW OFFICES OF GRACE A. LOU
1230 ROSECRANS AVE
STE 620
MANHATTAN BEACH CA 90266
CN 114179 RIGHETTI Feb 13, 14, 20, 2025

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Costa Mesa class to teach the nuts and bolts of bike safety

BY SARA CARDINE

WALK 'N ROLLERS will hold a class Saturday to teach bike safety.



Courtesy of the city of Costa Mesa

Costa Mesa city officials were looking to create a comprehensive bicycle safety education program in 2023 when they collaborated with the L.A. area nonprofit Walk 'n Rollers to develop a program for schools and the greater biking community.

Working together under a \$150,000 professional services agreement, the team created a roughly one-year pilot program that would bring bike safety classes to students in about 20 school campuses and offer workshops where adults and kids could sharpen their bike skills and know-how and get free helmets, equipment and more.

Those offerings, which have already reached thousands, will continue throughout the 2024-25 school year in accordance with the City Council-approved contract. But a crucial third component of the plan — the one that will effectively extend the temporary pilot into an ongoing city program — is just beginning to take shape.

A Smart Cycling Class, being held this Saturday from 9 a.m. to 4 p.m. at the city's Balearic Community Center, is designed to help those interested in bicycling learn the intricacies of bike safety and about possibly becoming certified cycling instructors

through the League of American Bicyclists.

Brett Atencio Thomas, Costa Mesa's active transportation coordinator, said while anyone of any skill level is welcome to attend the free class, the idea is to take the city's bike education program from something led by an outside nonprofit to a curriculum run by the city and resi-

dents.

"This is basically a train-the-trainers program," Thomas said Wednesday. "We don't want to say at the end of the school year, we're done. We want to walk away with something where we can keep going."

Participants of the day-long course will be brought up to speed on the rules of the road, sharpen their on-

bike skills, enjoy a group ride and learn more about the rise in use of electronic bicycles.

Students may also complete an optional on-site exam that will allow them to then enroll in one of a series of seminars held by the League of American Bicyclists to become certified League Cycling Instructors (LCIs) capable of participating in future school-based programs and community workshops in Costa Mesa.

Once certified, instructors can even come back and help lead future Smart Cycling Classes held by the city, Thomas said.

"This leads in the direction of getting people trained in the ability to train other people to ride bicycles," he added. "We want LCIs here in the community to keep this pro-

gram going."

Balearic Community Center is located at 1975 Balearic Drive, in Costa Mesa. To learn more, visit

walkmorebikemore.org/costa-mesa.

sara.cardine@latimes.com
Twitter: @SaraCardine

CROSSWORD AND SUDOKU ANSWERS

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MARKETPLACE

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

Legal Notices

Loan No.: Thomas TS no. 2024-11199 APN: 048-111-02 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/12/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 2/26/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Matthew J. Thomas, a single man recorded on 9/20/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000311806, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 9/30/2024 as Recorder's Instrument No. 2024000253190, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Parcel 1: Lot 10, Block 2, Balboa Bayside Tract, per Map, Book 4, Page 78 of Miscellaneous Maps. Parcel 2: Portion of Lot 8, Section 35, Township 6 South, Range 10 West, San Bernardino Base and Meridian according to the Official Plat thereof. The street address or other common designation of the real property hereinabove described is purported to be: 409 Edgewater, Newport Beach, CA 92661. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$3,813,034.45. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11199. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11199 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: January 28, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470595 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/06/2025, 02/13/2025, 02/20/2025

Legal Notices

Title Order No.: 2549034CAD Trustee Sale No.: 87702 Loan No.: 399398031 APN : 151-282-28 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2022 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/27/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/21/2022 as Instrument No. 20220000153058 in book //, page // of official records in the Office of the Recorder of Orange County, California, executed by: CRYSTAL GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor WILSHIRE QUINN INCOME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (CFLIENSE NO. 603J060), as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCEL 1 OF PARCEL MAP NO. 88-226, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 247 OF PARCEL MAPS, PAGES 36 TO 38 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN DEED RECORDED AUGUST 15, 1980 IN BOOK 13703 PAGE 955 OF OFFICIAL RECORDS. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8082 ADAMS AVENUE HUNTINGTON BEACH, CA 92646. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,934,678.51 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/28/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87702. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87702 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Legal Notices

T.S. No.: 22-7030 Loan No.: *****1091 APN: 141-513-55
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/1/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

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

Trustor: **ADAM BEREKI, A SINGLE MAN**
Duly Appointed Trustee: **Prestige Default Services, LLC**
Recorded **7/7/2005** as Instrument No. **2005000525690** in book , page of Official Records in the office of the Recorder of **Orange** County, California, Date of Sale: **3/3/2025 at 9:00 AM**
Place of Sale:
Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92668
Amount of unpaid balance and other charges: **\$575,064.98**
Street Address or other common designation of real property:
818 SPIRIT COSTA MESA California 92626
A.P.N.: 141-513-55

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

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-7030. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 22-7030 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

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

Newport Harbor, Laguna Beach punch finals tickets

BY MATT SZABO

Newport Harbor High girls' water polo coach Ross Sinclair challenged his standout center headed into Tuesday's CIF Southern Section Open Division playoff semifinals.

He said he had sophomore Gabby Alexson do a lot of resistance band work to build up her leg strength.

"It's all legs in that position ... we crushed her legs a little bit," Sinclair said. "I said, 'You've got to finish out of center at this level. Prove that you can finish.'"

Alexson and her Sailors teammates would give not just a leg, but an arm too to beat Orange Lutheran.

In the fourth overtime period, she took an excellent entry pass from fellow sophomore Madison Mack. Alexson turned, and she finished.

The sudden death game-winning goal sparked a wild upset as Newport Harbor knocked off two-time defending Open Division champion Orange Lutheran 12-11 at Orange Coast College.

The other semifinal match was also an upset, with Oaks Christian rallying to win at top-ranked Mater Dei in overtime by the same score.

"Two underdogs in the championship is so fun," Alexson said with a smile.

Newport Harbor (24-5) will play Oaks Christian (21-7) for the Open Division



James Carbone

NEWPORT HARBOR'S Valery Verdugo (7) and Emerson Mulvey (16) celebrate in the water with their team after the Sailors beat Orange Lutheran on Tuesday night.

title on Saturday at 12:10 p.m. at Mt. San Antonio College. The Sailors are 2-1 against the Lions this season.

Alexson and fellow sophomore Valery Verdugo each scored three goals Tuesday night for the Sailors, with Verdugo adding a team-best six assists.

Orange Lutheran had won five straight against Newport Harbor, including last year's Open Division semifinal match, and led 10-8 late in regulation Tuesday. But a rare six-on-three

goal by freshman Addison Ting brought Newport Harbor within a goal with 1:55 left.

Verdugo, who Sinclair said played the role of floor general throughout the match, then scored the tying goal with 21 seconds left.

Alexson scored on Verdugo's assist in the first overtime period, before Orange Lutheran's Jailynn Robinson answered on the power play.

"My biggest thing is just we want a ring on our sen-

iors," Verdugo said. "It's their last one, and it's our last one with them. We work so hard and put in so many hours. Anything I can do in this type of environment to help motivate is what I focus on, because you can get in your head or focus on other things. It's important to stay focused on what's in front of you."

Fellow sophomore Emerson Mulvey and senior Harper Price added a pair of goals for the Sailors, with Mack and Kennedy Fahey also scoring. Senior goal-

keeper Lydia Soderberg made seven saves.

Liz Nicoloff, Estelle Karaba, Robinson and Eve Webb each scored twice for Orange Lutheran (23-4).

Sinclair said on-ball defense and staying present were key components for his young team, which played four sophomores and a freshman deep into overtime.

"It's huge," Alexson said. "I feel, like, electric right now. All of us, we've played together for so long, and I'm so proud of everyone. Last year, we were in the same situation, and we fell to OLu in the semifinals. Getting this opportunity to come back and beat them, they can't get a three-peat anymore, which is really always nice. We're in the finals now, and it feels so good."

Laguna Beach 6, Dos Pueblos 2: The Breakers turned in perhaps their best defensive performance of the season in Tuesday's Division 1 semifinal at El Toro High.

Laguna Beach (19-11) advanced to a CIF title match for the first time since 2022. The No. 2-seeded Breakers will play No. 4 San Clemente in the Division 1 championship game on Saturday at 3 p.m. at Mt. San Antonio College.

The Breakers and Tritons split two previous meetings this year. Senior goalkeeper Siena

Jumani made a season-high 13 saves Tuesday night for Laguna Beach to lead the defensive effort.

"We studied so much film," Breakers coach Katie Teets said. "We're really proud of that. Our team defense has been getting better and better all year, and that was a huge focus for us this week. My mind set is, you only need to score one goal to win a game if you play great defense. That wears teams down."

Senior Presley Jones had two goals, two assists and two field blocks for Pacific Coast League champion Laguna Beach, which got one goal each from Kara Carver, Brooke Schneider, Rosie Rogers and Jumani.

Carver had a bit of a rough shooting night but made an impact in other ways, with six steals and four exclusions drawn. As for Jumani, she buried a goal into the lower right corner from mid-tank in the closing seconds of the first half to give Laguna Beach a 4-1 lead.

"I heard them saying, 'Let her shoot,' so I kind of just had to get back at them," Jumani said. "They can't let me shoot."

Alina King and Devreaux Wigo scored the goals for Dos Pueblos (22-8), which was held scoreless in six power-play chances.

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BOYS' BASKETBALL

Sage Hill into CIF semifinals on Karahalios' OT winner

BY ANDREW TURNER

Sage Hill hasn't scored much in the postseason, but that has hardly been reason to panic.

A lock-down defense has given the Lightning a chance every night, and it was just what Sage Hill needed down the stretch on Tuesday against Tustin.

Sage Hill got the timely baskets when it needed them at the end of regulation and overtime, as the Lightning edged the second-seeded Tillers 43-39 in a CIF Southern Section Division 3AA boys' basketball quarterfinal game at home.

Senior guard James Karahalios stepped into a jumper from the right elbow for the game-winning shot with 2.5 seconds left.

"All my boys were battling, game going back and forth, and then we just needed to make a play," said Karahalios, who had a game-high 16 points and seven rebounds. "Our coach told us just put the ball in my hands and run a ball screen, and have our shooters in the corner, so we pulled our guys over. I come off [the screen], guy's on my hip, I just raise over him, bump into him, just get a jumper, game-winning shot. ...

"That's just how playoff basketball goes. You just got to fight, and you got to keep fighting until you win."

Sage Hill (17-9) will host San Gabriel Academy (16-12) in the semifinals on Saturday at 7 p.m.,

looking to advance to its second section final in three years and third overall.

"It's very satisfying," said Karahalios, reflecting on the Lightning losing to eventual champion La Habra in the same round in the same division a year ago. "I wish my boys from last year could experience the same thing."

The Lightning have never won a CIF title in boys' basketball, finishing as the runner-up to Oxnard Santa Clara in Division 5AA in 2019 and to Long Beach Jordan in Division 4A in 2023.

Tustin (24-7), the Empire League champion, held the largest lead of the game at 32-25 heading into the fourth quarter. From there, Sage Hill allowed just seven points for the remainder of regulation and overtime, fewer than it had allowed in any other quarter.

"It's kind of our thing," Sage Hill coach D'Cean Bryant said. "If we don't score, you don't score. You just got to toughen up, you got to get stops, you got to get on the floor, you got to be the first guy to get to the loose ball, you got to just grind it out."

Senior Jackson Cryst, a 6-foot-10 center committed to Long Beach State for men's volleyball, had much to do with that. Cryst scored 11 points, adding nine rebounds and four rejections at the rim.

Freshman guard Tolu Akomolafe added seven rebounds and two blocked shots in helping to

SAGE HILL'S

James Karahalios (3) hits the game-winning basket in overtime against Tustin in the quarterfinals of the CIF Southern Section Division 3AA boys' basketball playoffs on Tuesday.

Don Leach



supply the interior defensive presence.

Sophomore guard Tre Cradle, who struggled with foul trouble, had just one basket before his number was called with the game on the line. The Lightning in-bounded in front of their bench, getting the ball to Cradle in the high post. With his back to the basket, Cradle turned around for a shot in the lane, and it settled in the hoop to tie the score at 37-37 with five seconds left.

Sage Hill may have gotten a break after that. As the Lightning rebounded a shot in the final seconds of regulation, sophomore guard Charles Gomez motioned for a timeout with his hands. Sage Hill had none remaining, but the timeout — that would have resulted in a technical foul — wasn't called, and the ball was knocked out of Cradle's hands

and out of bounds instead.

Gomez had seven points and three steals, his night including a three-pointer on the first possession of the fourth quarter that immediately closed the gap back to a manageable two-possession game.

In an interesting oddity, Sage Hill has allowed exactly 39 points in each of its wins this postseason, a fact not lost among the Lightning and their coaching staff.

"You know what's funny? ... We're kind of like the guys, we just deal with the game as is. We don't get caught up in things that could be, that shouldn't be," Bryant said. "We're just going to play the game, and the fact that [the scoreboard] said 39, we were like, 'Wait a minute. Wait a minute.'"

"One of my assistants pointed it out, and we was just like, 'Oh,

that's three games in a row.'"

Senior wing Daniel Molina had 11 points, including a trio of three-pointers, to pace Tustin. Senior guard Yuri Klines added nine points and two steals. Senior guard Ethan Contreras contributed six points, three assists and three steals, and sophomore center Taven Epps pulled down 11 rebounds off the bench.

"One thing you have to give [Sage Hill] congratulations for, or credit for, we thought we were wearing them down," Tustin coach Ringo Bossenmeyer said. "I thought they were gassed at a couple different points, but in the fourth quarter, they found another gear."

Bossenmeyer expressed pride in the leadership shown by his senior-laden group, one that helped the program to its first league championship in eight years and its most wins in a single season since 2015.

"There's a lot of true, true disappointment right now, but in time we'll be able to reflect on all the positive things we did over the season and reflect about the lifelong relationships we built," Bossenmeyer said. "In a time like this, it's hard for teenage young men, much less adults. To get to that point, you're just disappointed when it comes to an end, and you're never mentally prepared for it."

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GIRLS' SOCCER

Sage Hill outlasts Costa Mesa, heads to first CIF semifinal

BY SCOTT FRENCH

A hundred minutes and nine perfect finishes from the penalty spot in a hard, gritty, spirited showdown full of incident, joy and woe — not particularly graceful, certainly not pretty — and a moment for which Finlay Maynard had been working all of her soccer life arrived.

She handled it expertly.

The junior goalkeeper, so vital in keeping shorthanded Sage Hill in its CIF Southern Section Division 4 quarterfinal showdown Tuesday evening at Costa Mesa, dived to her left to save the last of 10 kicks in the shootout that followed a 1-1 draw, sending the Lightning (10-3-1) to the girls soccer semifinals for the first time.

The 5-4 triumph in the tie-breaker sets Sage Hill up with a home semifinal date Saturday with Coachella Valley (19-2-3), with La Mirada (11-8-4) or Redlands East Valley (12-5-2) awaiting the following weekend if successful. All four quarterfinals were decided on penalties.

"Oh my gosh, it feels so good," said Maynard, who made seven saves during play, five after Costa

Mesa started connecting passes after the break. "To be able to do that for my team, and it was the last breath ... it was great. I'm so proud of my team [and] excited to see what the next battle is. We could actually do this."

Costa Mesa (13-7-1), which endured a difficult first half before finding its passing game after the break, had the edge when Tatiana Aguilar scored a beauty into the left-side netting from Riley Ego's cross 10 minutes into the second half. Sage Hill caught up in the 69th minute, Keila Fukuda lobbing a 32-yard free kick over goalkeeper Michelle Villalva and under the crossbar.

There were other chances — the best a Marina Trepas rebound off the top of the crossbar for the Mustangs in first-half stoppage — but little precision as both sides dealt with costly ankle injuries. Costa Mesa lost midfield leader Jazmina Beisner just three minutes in (Mustangs head coach Jason Boyce called it "a game-changer") and Sage Hill hold-up forward Gisselle Barron fell midway through the second half.

Neither side created anything worthwhile over 20 minutes of

overtime, but the shootout that followed was electric. Sage Hill, shooting first, made all five of its attempts, by Hall, Fukuda, Tessa Lin, Jaden Rall and Sydney Patel. Costa Mesa caught up after each of the first four, through Gianna Maitian, Grace Boyce, Jocelyn Culp and Cassandra Ramirez, the first three to the upper corner and the last to the lower-left corner.

Emiley Davis, so vibrant on the Mustangs' left flank, stepped up for the fifth. She fired to the right. Maynard dived to her left, making the stop simple.

"I've got through years of training [at club powerhouses Slammers and now Pateadores] with penalties," Maynard said. "[Davis] was looking at the [left] side of the goal the entire time [before shooting], so I just gambled with it. I saw her body language, saw where she was going, and I had to make a decision. And I made the right one."

For Costa Mesa, devastation. "I really thought that we had it," said Matian, the Mustangs' backline anchor. "When she made that save, it felt like everything dropped. We all knew that it



SAGE HILL goalie Finlay Maynard makes a diving save during the quarterfinals of the CIF Southern Section Division 4 playoffs against Costa Mesa on Tuesday.

Don Leach

was completely over. Everyone's obviously sad and disappointed, because we all worked so hard for it."

Said Boyce: "It's the game that brings so much joy, but it also breaks your heart at the same time. Especially when you know that you have a solid team in your corner and you can play with any of these teams."

Sage Hill reached the 2021 quarterfinals but hadn't been in the playoffs the past two seasons. Seven of its 12 available players were freshmen — Barron, attacking midfielder Hall, do-everything midfielder Jaden Rall and galvanizing right back Elliot Trout

among them — and two were sophomores.

"The girls showed a lot of resilience, and having the right attitude was exactly our DNA that we've been practicing and preaching all year," Lightning head coach Issac Sierra said. "[The end was] special. That's what the game is. It requires special moments. ...

"The girls earned every single bit of it, so to be where we are today, I'm extremely proud of them. At this stage, anybody can win. Just keep fighting."

Scott French is a contributor to Daily Pilot Sports.