

Daily Pilot

THURSDAY, APRIL 3, 2025 /// dailypilot.com

Park work to be done in May

The renovations at Laguna's Main Beach Park include irrigation, landscaping, park bench, sidewalk maintenance.

BY ANDREW TURNER

It's hard for any passersby to ignore the sight of construction fencing and activity throughout Main Beach Park in Laguna Beach, known locally as the town's "window to the sea."

As the days grow longer and the tourist season approaches, the question of what's behind the uninviting change of scenery came from a member of the audience at last month's State of the City event.

Mark McAvoy, the city's director of public works, described it as a "major maintenance project." The construction began in January and is expected to wrap up in May.

"It's upgrading some irrigation and taking care of some overdue maintenance needs on the lighting systems, the benches, the sidewalks and the landscaping out there," McAvoy told those gathered at the event held March 19 at the Montage Laguna Beach.

The work stems from a City Council meeting on Nov. 12, when the five-member panel approved a \$1.4 million-contract for the rehabilitation project to be completed by R2Build.

At the time, the city had approximately \$925,700 budgeted for project-related costs. At the request of city staff, the council gave direction to have \$755,000 transferred from the Bolsa Way storm drain improvement funds to cover the estimated \$1.68 million total cost of the Main Beach Park project.

The latter project, city staff noted, was not expected to get

See **Park**, page A5

ALSO FROM THE DAILY PILOT:



James Carbone

LOS AMIGOS SOFTBALL LEARNING, LOOKING FOR MORE SUCCESS PAGE A5

NEWPORT HARBOR'S NATALIE MCCARTY SWEEPS THE HURDLES AT O.C. CHAMPIONSHIPS PAGE A5



Photos by Eric Licas

GREG JOHNSON adjusts a mic stand at the Newport Beach Public Library's Sound Lab Wednesday.

Creatives lock in to sound lab at Newport Beach Library



THE LIBRARY FOUNDATION is raising money to upgrade with modern podcasting equipment.

See **Sound**, page A2

Podcasting has become one of the fastest growing uses for Newport Beach's sound lab. Staff hope to raise \$4,000 and outfit it with modern equipment to help people make better content.

BY ERIC LICAS

The sound lab tucked just down the hall from the elevators on the first floor might be one of the only places in the Newport Beach Library where staff actually encourage patrons to make noise.

A computer loaded with editing software and a pair of microphones sat on a plain white table within the lab's thickly padded walls Wednesday afternoon, along with two keyboards, a Fender Champ 12" guitar amplifier, sheet music stands and a handful of mismatched chairs taken from different parts of the library. The humble space was part of a major expansion to the public building in 2013, and has become one of its most popular amenities, Library Assistant

Costa Mesa names UCI poetry instructor Danielle Hanson its first poet laureate

BY SARA CARDINE

Danielle Hanson in 2016 left a thriving corporate communications job in Atlanta to devote her time to her first love — poetry.

That departure kicked off a six-year period of serving as a volunteer editor at various small

publishing companies and literary journals, during which Hanson saw her own work published before securing a job as a part-time instructor in UC Irvine's School of Humanities.

"The curse, and also the blessing, of writing poetry is you're absolutely never going to make a

living doing this," the 53-year-old Irvine resident quipped in an interview Monday.

Still, despite that rule of thumb, Hanson seems to be making a pretty good go at a life steeped in verse. In addition to teaching poetry, she's published two books of her own work,

"Ambushing Water" in 2017 and "Fraying Edge of Sky" the following year. And she's currently working on a third.

For those reasons and more, Hanson has been named the first-ever Costa Mesa Poet Lau-

See **Poet**, page A3



Don Leach | Staff Photographer

HUNTINGTON BEACH High senior Sara Freyre, showing cutting back on a wave during opening round of the U.S. Open of Surfing last summer, is participating in his year's Jack's Surfboards Pro.

Jack's Surfboards Pro surfing event returns this weekend in H.B.

BY MATT SZABO

April brings a fresh start to aspiring Championship Tour professional surfers.

The first event of the 2025-26 World Surf League Qualifying Series season, the Vans Jack's Surfboards Pro presented by 805, launches Thursday morning on the south side of the Huntington Beach Pier.

The Jack's Surfboards Pro started in 2017 as a men's QS 1,000 event, and is now a QS 4,000 event for both genders as part of a new points system put in place by the league this year.

Past champions of the event include 2024 Championship Tour Rookies of the Year Sawyer Lind-

blad and Crosby Colapinto, both of whom call San Clemente home.

"We're thrilled to kick off the 2025-26 season with the Jack's Pro, and even more excited to host it right here in our hometown of Huntington Beach," Jack's Surfboards co-owner Jamal Abdelmuti said in a news release. "It's a fantastic opportunity to support the young, up-and-coming surfers from our region. This year marks our eighth edition of the Jacks Pro, and thanks to our incredible partners in the surf industry, the event continues to grow and evolve."

Lucca Mesinas of Peru won the men's Jack's Surfboards Pro last

See **Surfing**, page A5

POET

Continued from page A1

reate, a position that runs for two years and will see the UC Irvine instructor lending poetic flair to a host of city-sponsored events and creative programs.

Officials announced Hanson's selection in a news release Monday, explaining the laureate program is one more investment being made to promote Costa Mesa's status as "City of the Arts."

"Not every city has a poet laureate, and I'm pleased to hear that we have one now," Mayor John Stephens said in the release. "Poetry is an important literary art form that provides a wonderful complement to the city's exciting performing and visual arts."

The program stems from the city's Arts & Culture master plan, a document adopted in 2021 to guide the development of cultural programs and initiatives. Selection of a poet laureate adheres to a goal stated in the plan to "professionalize and elevate the status of arts and culture in city government."

Costa Mesa arts specialist Laurette Garner worked with members of the Arts Commission to review candidates for the new role. She said Tuesday the program is a conscious effort to include the literary arts

among the city's rich cultural offerings.

"We needed someone who was solid, could work independently and could kind of take the reins," Garner said of the ideal candidate. "We weren't sure what we were looking for because it was a new program, and we didn't know what direction to go in. But, across the board, everyone liked Danielle."

Working on a \$2,500 annual stipend, Hanson will produce original poetry and make appearances and lead workshops at city events, such as Costa Mesa's ARTventure.

Hanson — who fell in love with verse as an undergrad at University of Tennessee at Chattanooga and went on to earn two master's degrees, in creative writing and applied mathematics — is married to UCI Dean of Engineering Magnus Egerstedt and has twin daughters attending college.

She encourages her students to read poetry and then try it for themselves by responding to prompts or phrases intended to inspire their creative thinking. And while she's not worked out the details of her two-year stint in Costa Mesa, Hanson is already thinking of bringing poems to local parks and organizing "poetryoke" sessions, in which people recite famous works in an open mic format.

"I see who likes poetry among those whom I interact with, and I know they're representing a sample of all people out there who would like poetry if they interacted with it," she said Monday. "So how do we get it out there where people already are?"

Costa Mesa is not alone in appointing poets laureate to further the cause of literary arts on a civic level. A countywide program, launched in 2021, selected Natalie J. Graham to a two-year term through a joint effort of the nonprofit LibroMobile Arts Cooperative and Orange County Public Libraries. Gustavo Hernandez is the county's current poet laureate.

Municipally, the Laguna Beach Arts Commission named resident Kate Buckley poet laureate in 2017 as a means of "promoting the literary community and celebrating the written word," Cultural Arts Director Sian Poeschl confirmed Monday.

In later years, that program shifted to a wider literary focus and then into a pandemic-era Artist-in-Residence program, followed by a Creativity in a time of Crisis grant pro-



Courtesy of Danielle Hanson

DANIELLE HANSON, a part-time poetry instructor at UC Irvine, has been named Costa Mesa's inaugural Poet Laureate.

gram, that later morphed to an Artistic Innovation Grants program, the latter of which this year bestowed \$100,000 to artists in varying stages of their careers, according to Poeschl.

While the city of Anaheim has a Poet Laureate program, no such titles exist in Huntington Beach or

Newport Beach, although the latter did maintain a program as far back as 1978, a city spokesperson reported Monday.

Hanson's own city, Irvine, has no laureate program, but the UC Irvine instructor was able to apply for the Costa Mesa designation, after the city extended eligibility to pub-

lished poets throughout Orange County, and is glad she did.

"At its best, a poet laureate position is like a cheerleader for poetry out in the community," she said of her new position. "That's how I approach it."

sara.cardine@latimes.com
Twitter: @SaraCardine

FOR THE RECORD

A story in the March 29 edition about the retirement of Costa Mesa Police Chief Ron Lawrence omitted the fact Lawrence had also served as a police chief in Rocklin and misstated the number of CMPD lieutenant promotions during his tenure. He promoted four of seven lieutenants.

Daily Pilot

A Times Community News publication.

CONTACT US

Carol Cormaci
Executive Editor
carol.cormaci@latimes.com

Beth Raff
Advertising Manager
(424) 225-9928
beth.raff@latimes.com

Reporters:
Sara Cardine,
Costa Mesa
sara.cardine@latimes.com

Eric Licas,
Newport Beach
eric.licas@latimes.com

Sarah Mosqueda, TimesOC
sarah.mosqueda@latimes.com

Gabriel San Román,
TimesOC
gabriel.sanroman@latimes.com

Matt Szabo,
Huntington Beach and Sports
matthew.szabo@latimes.com

Andrew Turner,
Laguna Beach and Sports
andrew.turner@latimes.com

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

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

© 2025 Times Community News. All rights reserved.

CROSSWORD AND SUDOKU ANSWERS

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

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

MARKETPLACE

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

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN that under and pursuant to Section 1993.07 of the California Civil Code, the property listed below believed to be abandoned by: Craft Beer N' Pizza, Inc., a California corporation dba Pizzeria Kitchen; Danny Hon and Sisi Qu Hon aka Si Qu Hon. Who last known business address was: 901 South Coast Drive, #120C, Costa Mesa, CA 92626. Will be sold at public auction on: Date: April 16, 2025. Time: 10:00 a.m. Place: 901 South Coast Drive, #120C Costa Mesa, CA 92626. Preview: 8:30 a.m. until time of sale: Description of Property: See attached Exhibit "A": EXHIBIT "A" INVENTORY: Used equipment in very good condition from former pizza restaurant including HIX Xpress Dough Press & Cart; Winhold Proof cab; Taylor Scale; misc. Food Racks; GSW Hold Cab; cookie sheets; Globe 60 qt Mixer; misc. stainless tbls; Atosa refrig deli case; True sgl door & dbl door Prep Stations; Middleby pizza conv oven; wooden pizza paddles; stainless tbls w/sink holes; 26 Tap Pour System; 2 dbl door Keg refrigs; plastic cart; lot of glassware; 36 beer kegs; True sgl door frig; Avantco sgl door frig; Hoshizaki Ice Maker; sgl door frig; Keg Racks; misc. NSF racks; misc. clean products; ladder; Galanz frig; Aspectek zap light; NSF wall shelves; Insignia TV; GSW locker system; Soda Syrup System w/rack; Globe Mixer attachments; lot of beer taps, seasonings, dish tubs; plastic tubs; misc. carts; washout sink; hand sink w/dispensers; Ruud water heater; lot of pans, colanders, trays, knives & utensils; Robot Coupe proc; Kitchen Aid Mixer; Cookie Mixer; 2 Sentry Safes; Hamilton Micro; Mesa floor safe; Toshiba TV; 2 desks & chairs; Nadeck coin counter; Toast order unit; 3 sec cams; Epson printer; love seat; Samsung TV; Fulode & OSD stereo & sec system; work shirts; lot of slicer, mixers, sharpeners, etc., 8 2-person tbls; 64 metal chairs; 5 4-person tbls; dining tbl; TCL TV; booster seats & high chrs; misc door; speakers; 20 hang light fixtures; 10 patio tbls; 3 gas heaters. Terms of sale are: cash in lawful money of the United States, money order or cashier's check, with sale going to the highest bidder in competitive bidding, the property must be paid for and removed by the purchaser at the time of sale. Cost of advertising and sale will be paid for from the proceeds of sale. Dated: March 18, 2025 **Richard L. Seide, Esq.**, 901 Dove Street, Suite 120, Newport Beach, CA 92660-3018 Tele: (949) 474-8000

CN115068 AMMR-058 Mar 27, Apr 3, 2025

BSC226581

NOTICE OF PETITION TO ADMINISTER ESTATE OF: G. DEAN GARLAND aka GUY DEAN GARLAND

30-2025-01466505-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: **G. DEAN GARLAND aka GUY DEAN GARLAND** A PETITION FOR PROBATE has been filed by **CHERYL ROSE GARLAND** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **CHERYL ROSE GARLAND** 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 **May 7, 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: TIMOTHY J. BLIED, ESQ. BLIED DILLON & MACKAY 400 N. TUSTIN AVE., STE 290 SANTA ANA, CA 92705-3899 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/3, 4/10 & 4/17/2025

BSC 226643

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LORETTA A. WILSON aka LORETTA ANTOINETTE WILSON

30-2025-01469769-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: **LORETTA A. WILSON aka LORETTA ANTOINETTE WILSON**. A PETITION FOR PROBATE has been filed by **Christopher Cambra** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **Christopher Cambra** 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 **May 21, 2024 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: TIMOTHY J. BLIED, ESQ. BLIED DILLON & MACKAY 400 N. TUSTIN AVE., STE 290 SANTA ANA, CA 92705-3899 Published in the HUNTINGTON BEACH INDEPENDENT on: 4/3, 4/10 & 4/17/2025

BSC 226604

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HELENE NGO PHAM

30-2024-01446885-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: **HELENE NGO PHAM** in the Superior Court of California, County of **ORANGE**. A PETITION FOR PROBATE has been filed by **PHILIPPE PHAM** in the Superior Court of California, County of **ORANGE**. THE PETITION FOR PROBATE requests that **PHILIPPE PHAM** 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 **April 17, 2025 at 1:30 p.m. in Dept. CM07** 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: MAX M. ALAVI, ESQ./ KATHLEEN M. HATELEY, ESQ. MAX ALAVI, ATTORNEY AT LAW, APC 2424 S.E. Bristol Street, Suite 300 Newport Beach, CA 92660 Published in the HUNTINGTON BEACH INDEPENDENT on: 3/27, 4/3 & 4/10/2025

A New Job Starts Here!

Find local job listings daily in classified or on-line

www.dailypilot.com

It's not Charlotte's old web anymore.

www.dailypilot.com

got junk?

Sell Your Items Fast in Classified

Place a classified ad on line at www.dailypilot.com or call our advertising department at (714) 966-5777

MARKETPLACE

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

EMPLOYMENT
1500

Employment

Senior BI Analyst. Partner with marketing stakeholders & game analytics team to identify impactful business problems, translate them into structured analysis, & effectively communicate the results. Req. Master's in Comp. Science, Business Intelligence & Data Analytics or rel. field. Jobsite: Santa Monica, CA. Wage range: \$161,500/yr to \$185,730/yr. Send resume ref#22211to K. Finnsson, Activision Publishing, Inc., 2701 Olympic Blvd., Bldg. B, Santa Monica, CA 90404.

Engineer. Design, write, debug and refine UI systems and underlying architecture. Req. Bach. in Comp. Science, Software Engineer, or rel. field. Jobsite: Playa Vista, CA. Wage range: \$104,041/yr to \$155,000/yr. Send resume ref#23135 to K. Finnsson, Activision Publishing, Inc., 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

Senior Engineer, Cloud. Responsibilities include: Help development teams identify and implement appropriate Cloud Services. Req, Masters in Comp. Science, Comp. Info. Systems or rel. field. Jobsite: Santa Monica, CA. Wage range: \$160,000/yr to \$181,690/yr. Send resume ref#23101 to K. Finnsson, Activision Publishing, Inc., 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404.

SELL
your unwanted
items through classified

Employment

Senior Software Engineer. Analyze large scale datasets and identify data issues. Req. Bach. in Computer Science, Computer Engineer., or rel. field or foreign equiv. & 5 yrs exp in job or 5 yrs exp as Engineer, Developer, or rel. occup. Any suitable combo of educ, training & or exp is acceptable. Jobsite: Santa Monica, CA. Wage range: \$145,000/yr to \$181,690/yr. Send resume ref#23096 to K. Finnsson, Activision Publishing, Inc., 2701 Olympic Blvd, Bldg. B, Santa Monica, CA 90404

Advertisement of Public Sale
In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on April 17, 2025. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following.
TENANT NAME SPACE NUMBER
Eileen Simone 1049
Spencer Lieu 1144
Oskar Andalon 1204
Jonathan Moore 2076
Robin Duncan 2144
Andrei Sidenkov 2366
Michele Jackson 2382
Lourdes Nalus 2430
Elham Alavi 3175
Dominique Yarumian 3190
Dominique Yarumian 3210
Evelyn Boggiano 3278
Dominique Yarumian 3377
Werlien Prosperie 3447
Kevin Skye 3600
Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this April 3, 2025, and April 10th, 2025. Auction listed on storagetreasures.com. Final bid at 12:00 noon.
4/3, 4/10/25
CNS-3909105#
DAILY PILOT

Title Order No. : 15952952 Trustee Sale No. : 87797 Loan No. : 399500949 APN : 932-66-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/27/2024 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 4/25/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/29/2024 as Instrument No. 2024000045807 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: SOCAL INNOVATIVE GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor PARK PLACE FINANCE, LLC , 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: See Exhibit "A" Attached Hereto And Made A Part Hereof. 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: 309 CARNATION AVENUE #4 CORONA DEL MAR, CA 92625. 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: \$2,815,425.95 (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: 3/25/2025 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 on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87797. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87797 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. TS# 87797 / 932-66-019 LEGAL DESCRIPTION EXHIBIT "A" A CONDOMINIUM COMPRISED OF: PARCEL A: AN UNDIVIDED 1/4TH INTEREST IN AND TO PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 222, PAGES 29 AND 30 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM UNITS 1 TO 4 INCLUSIVE, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN, ("THE PLAN") RECORDED OCTOBER 19, 1987, AS INSTRUMENT NO. 1987-583745 OF OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS "DECKS" ON THE PLAN REFERRED TO ABOVE. PARCEL B: UNIT 4, AS SHOWN ON THE PLAN REFERRED TO IN PARCEL A ABOVE. PARCEL C: THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE PORTIONS OF PARCEL 1, DESCRIBED IN PARCEL A ABOVE, FOR DECK PURPOSES, BEARING AN IDENTICAL NUMBER DESIGNATION ON SAID PLAN. PARCEL D: AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHEASTERLY HALF OF CARNATION AVENUE (FORMERLY CALLED 30TH AVENUE) AS SHOWN ON A MAP OF CORONA DEL MAR RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXTENDING FROM THE NORTHEASTERLY LINE OF SEAVIEW AVENUE (FORMERLY CALLED FIFTH-FIRST PLACE) TO THE NORTHEASTERLY LINE OF LOT 18 IN BLOCK 231 OF SAID CORONA DEL MAR EXTENDED NORTHWESTERLY, SAID CARNATION AVENUE HAVING BEEN VACATED AND ABANDONED JANUARY 13, 1920, BY ORDER OF BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 14, 1920, IN BOOK 14, PAGE 282 OF MISCELLANEOUS RECORDS OF SAID ORANGE, SAID EASEMENT TO BE USED IN COMMON WITH OTHERS.

BSC 226648
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
LINDA SUE MATTESON
30-2025-01469929-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: **LINDA SUE MATTESON.**
A PETITION FOR PROBATE has been filed by **LILA CAMPBELL** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **LILA CAMPBELL** 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 **May 15, 2025 at 1:30 p.m. in Dept. CM07** 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:
MARIA PARKER, ESQ
PARKER LAW OFFICES
28202 CABOT RD., STE 300
LAGUNA NIGUEL, CA 92677
Published in the ORANGE COAST DAILY PILOT on: 4/3, 4/4 & 4/10/2025

BSC 226655
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
LUCINDA I. JEFFRIES.
30-2025-01469921-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: **LUCINDA I. JEFFRIES.**
A PETITION FOR PROBATE has been filed by **JENNIFER A. JEFFRIES** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **JENNIFER A. JEFFRIES** 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 **May 15, 2024 at 1:30 p.m. in Dept. CM07** 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:
C. TRACY KAYSER
KAYSER LAW GROUP, APC
1407 N. BATAVIA ST., STE 103
ORANGE, CA 92867
Published in the HUNTINGTON BEACH INDEPENDENT on: 4/3, 4/10 & 4/17/2025

BSC 226626
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
CHRISTOPHER J. LATCHFORD
30-2025-01468739-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: **CHRISTOPHER J. LATCHFORD** has been filed by **Lisa A. Latchford** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **Lisa A. Latchford** 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 **May 14, 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:
ZEV S. BROOKS, ESQ
LAW OFFICE OF ZEV BROOKS
18627 BROOKHURST STREET; PMS 435
FOUNTAIN VALLEY, CA 92708
Published in the HUNTINGTON BEACH INDEPENDENT on: 3/27, 4/3 & 4/10/2025

T.S. No.: 24-32619 A.P.N.: 050-123-01 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 11/28/2023. 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. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: 600 CDM Development, LLC., A California Limited Liability Company Duly Appointed Trustee: Vylla Solutions, LLC Recorded 12/13/2023 as Instrument No. 2023000308061 in book , page of Official Records in the office of the Recorder of Orange County, California , Described as follows: As more fully described in said Deed of Trust And Cross-Collateralization and Cross-Default Agreement dated 11/28/2023 and Guaranty dated 11/28/2023, and Loan Modification and Extension Agreement dated 11/28/2023, Date of Sale: 5/1/2025 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: \$154,480.79 (Estimated) Street Address or other common designation of real property: 1103 Balboa Ave Newport Beach, California 92662 A.P.N.: 050-123-01 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. 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. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 24-32619. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 24-32619 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: 03/25/2025 Vylla Solutions, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Tai Alailima, Director

T.S. No.: 24-32422 A.P.N.: 050-123-01 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 11/28/2023. 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. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: 600 CDM Development, LLC., A California Limited Liability Company Duly Appointed Trustee: Vylla Solutions, LLC Recorded 12/13/2023 as Instrument No. 2023000308060 in book , page of Official Records in the office of the Recorder of Orange County, California , Described as follows: As more fully described in said Deed of Trust And Cross-Collateralization and Cross-Default Agreement dated 11/28/2023 and Guaranty dated 11/28/2023, and Loan Modification and Extension Agreement dated 11/28/2023, Date of Sale: 5/1/2025 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: \$3,792,361.36 (Estimated) Street Address or other common designation of real property: 1103 Balboa Ave Newport Beach, California 92662 A.P.N.: 050-123-01 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. 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. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 24-32422. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 24-32422 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: 03/25/2025 Vylla Solutions, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Tai Alailima, Director

TRACK & FIELD

Newport Harbor’s McCarty sweeps hurdles

BY ANDREW TURNER

Natalie McCarty has competed at a high level in numerous events in her time with the Newport Harbor track and field program, but she did something Saturday she had yet to accomplish.

The two-time titlist at the Orange County track and field championships added to her first-place medal count at the meet, winning both the 100- and 300-meter hurdles at Mission Viejo High.

McCarty’s day began with a dramatic, come-from-behind win in the 100 hurdles. She completed the race in 15.55 seconds, just ahead of Mater Dei senior Kendall Jordan (15.60), who clipped the penultimate hurdle and knocked down the last.

“I knew it was going to be a close race,” McCarty said. “I knew I had some good competition, so I knew my form had to be good. Little technique things made it closer than I wanted it to be, but I was able to finish strong and get them at the end, so that’s all that matters.”

Nearly five hours later, McCarty cruised to victory



Andrew Turner

NEWPORT HARBOR’S Natalie McCarty swept the hurdles in the Orange County track and field championships on Saturday.

in the 300 hurdles in 44.52 seconds, nearly mirroring her seasonal-best time in the event.

“I’m grateful,” McCarty, a junior, said of sweeping the hurdles at the county championships. “It’s awesome that I had this competition pushing me to do better. It feels good. There are always things I can im-

prove on.”

Expectations have followed McCarty from the jump, literally. When she debuted for the Sailors at Santa Margarita’s Eagle Invitational in 2023, she posted a clearance of 5 feet, 6 inches in the high jump. That mark got her into the Arcadia Invitational, and she won the county title in

the event the next week.

As a sophomore, McCarty won the 300 hurdles in the county championships, before going on to win both hurdles events in the CIF Southern Section Division 2 finals. She helped the Sailors finish as the division’s runner-up in the CIF finals.

Newport Harbor added another event winner, as Marley McCullough set the pace in the 3,200 with a winning time of 10:55.70. Last season, McCullough produced her personal record in the event, finishing as the runner-up with a time of 10:29.47.

The Orange County track and field championships came early this year, three weeks earlier than usual, which impacted where athletes were within the planning of their workouts.

While many hope to peak toward the end of the season, new personal bests are always welcomed. That was the case for Huntington Beach senior Alia Pasternak, who improved her lifetime-best mark in the triple jump by a full foot.

Pasternak leapt to a mark of 36 feet, 11½ inches, giving her the school record in

the event, which had belonged to Tammy Chick (36-2). Huntington Beach coach Kareen Shackelford said Pasternak broke a 38-year-old record.

“I’m so happy,” Pasternak said. “I started tearing up a little bit after because it’s just been a lot, really frustrating, up-and-down seasons. I know when I was hurt, it was really frustrating for me, especially because I knew I could do more.

“Yes, I made it to CIF, but I knew it wasn’t my best mark. I actually don’t think I made it for triple jump CIF my sophomore year. I was just short of it, so just going from that to qualifying last year, and to now having like 37 [feet], I’m just ecstatic. I did tear up a little bit on the side before I went again. I’m just so happy right now.”

The Oilers have seen two other program records fall this year. Junior Sydney McGill’s 15.41 seconds in the 100 hurdles at the Laguna Beach Trophy Invitational, and junior Rachel Carlton’s 25.29 seconds in the 200-meter sprint at the Mater Dei Invitational have set new wind-legal program

standards.

Huntington Beach placed second behind Mater Dei, 81.5-40, in the girls’ team standings. Corona del Mar placed fifth with 32 points, with junior Estheleen Charalabidis factoring heavily into those points with three top-three finishes in the 100 and 200 sprints, as well as the 400 relay.

Rounding out the local winners was Pacifica Christian junior Lila Glidewell, who finished first in the girls’ rated 1,600 meters with a new personal record of 5:30.18.

“I was settling behind people because my coaches told me to wait behind them, but overall, I felt like I had more in me at the end of the race,” Glidewell said. “I thought if I were in the seeded [heat] and it was not [about] winning, more about a PR [personal record], I would have gotten a better PR, just to have people to chase.”

Sage Hill, which tied for ninth place, was the lone local program to finish among the top 10 in the boys’ team standings.

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

SOFTBALL

Los Amigos Lobos learning, looking for more success

BY SCOTT FRENCH

GARDEN GROVE — Los Amigos reached the CIF Southern Section softball playoffs the past two years after missing out the previous decade, advanced both times, then reeled off eight victories to start this season.

It’s nice to be winning, of course, and the Lobos treasure their successes — aspire to more and better — but let’s not, head coach Jeff Holley suggests, get ahead of ourselves.

Los Amigos is not, in any sense, a softball powerhouse, and so when those eight wins were followed by two lopsided losses — the second a 10-0, six-inning Coast League decision Friday afternoon at Santiago — there was disappointment, but no surprise.

Los Amigos’ old Garden Grove League rivals made it 21 in a row in the series since 2013 — hitting double digits for the 13th time in the past 14 meetings.

“I wanted to get out of here 5-0, 6-0. I would have been really excited by that,” Holley, in his fourth season in charge, said afterward. “This still wasn’t that bad, 10-0 in six innings. They have beaten us by a lot worse.”

Holley and his players

know where they stand, and there’s pride in the strides the Lobos (8-2 overall, 1-2 in the Coast League) have taken since hitting bottom after the pandemic. He stepped in after a winless 2021 campaign, won four games in his first season with what were basically beginners, and has since gone 32-18-1 with three playoff wins and more, they hope, on the horizon.

That’s not really the point, more so fruits-of-labor stuff: Los Amigos’ program, Holley says, is about “learning the game of softball.” Literally.

“We have people who haven’t played before,” he said. “When they come to us, they’re brand new, and so we teach them the game, we teach them to be enthusiastic and have energy and leave everything on the field. And everything else will take care of itself.”

Success, he said, is measured by “getting better every single day.” Every year “is very rewarding, because you see the growth, especially with players that don’t have the background. They’re always growing and learning and getting better.”

The Lobos have some experience this year, with six seniors who have grown

within the program, but not much depth: just 11 players, including junior varsity call-ups, after two starters — senior Ingrid Alvarado and her sister, freshman Angie Cervantes — transferred this week to El Modena after a family move. “A big loss,” Holley called it.

Half the team is “newcomers that we’re going through what we did three years ago with [the seniors],” he said. “And [the seniors] are staying on them, to say, ‘Hey, you can do this. We went through this. You can learn this. You’ve just got to give it your all.’”

“We get girls who have never touched a ball before,” senior first baseman Maria Castillo said. “Seeing them go from not touching a ball before to simply falling in love with the game is what it’s all about.”

The experience against stronger programs, such as Santiago’s, helps. The Cavaliers (9-3, 3-0) hammered 13 hits behind a nine-for-12, six-run, seven-RBI collaboration from the first three hitters in the lineup and rode senior right-hander Ihilani Berard, who limited Los Amigos to three hits — second- and fourth-inning singles by Alina Mendez and a fifth-inning single by Yvonne Gonzalez — and al-



James Carbone

LOS AMIGOS’ Sophia Gutierrez (27) pitches against Santiago in a Coast League softball game in Garden Grove on Friday.

lowed just one runner past first base. She struck out nine, five on three pitches.

It was over, for all intents, in the third, all through the top of Santiago’s lineup. Lillian Centeno (three for four) turned a single into a triple when the ball bounced past left fielder Melenny Andrade. Nayelli DeJesus followed with an infield single that Gonzalez, the third baseman, could only knock down, and Marilyn Nuñez homered over the fence in right-center, the first of her three extra-base hits.

That might have been it, on a better day, but five errors added up to four un-

earned runs, three of them with two out as Santiago extended its lead to 6-0 in the fourth, added another pair in the fifth, then put across two more with none out in the sixth to impose the 10-run mercy rule.

“I thought we actually played pretty well,” Holley said. “In the fourth inning, we got the first two out, we had two easy ground balls to get out of the inning, we don’t, and they erupt. And in the fifth inning, it was the same thing, and they explode.”

The postseason is within reach. The Lobos figure to battle Savanna (2-12, 1-3) for third place, and they’ve

got the advantage after a 7-5 victory in their March 21 Coast League debut and two more meetings ahead.

Three in a row “would say a lot for us,” senior shortstop Leah Lemusu said, “just because I know a lot of people doubt us from previous years we didn’t win many games. ... It would improve our image, and I think it would be exciting for everyone, too.”

The title will go to Santiago, winner of the last three and four of the most recent five Garden Grove League titles, or Anaheim, which captured the last six Orange League championships (with Savanna runner-up the last three). The Colonists (10-1, 2-0), beat Los Amigos, 10-0, in a five-inning game Wednesday. Savanna took both teams the full seven innings.

“This is going to be the hardest year to make the playoffs because the league we’re in is the toughest league we’ve been in,” Holley said. “It would be an even greater accomplishment to do it this year.”

That’s the plan. “We’ve accomplished so much,” Castillo said. “And we have even more to accomplish.”

SCOTT FRENCH is a contributor to the Daily Pilot.

SURFING

Continued from page A1

year and is back to defend his title. Kirra Pinkerton of San Clemente was last year’s women’s champion.

Mesinas, a former Championship Tour competitor, won four times on the North American QS during the 2024-25 season en route to his second QS regional title.

Huntington Beach High senior Sara Freyre is also confirmed for this year’s Jack’s Surfboards Pro. Freyre, who has been a U.S. Open of Surfing wild-card participant and competed on the USA Surfing Junior National Team, also seeks to begin the season with a good result.

“It’s so exciting to kick off a fresh season at home at the Jack’s Surfboards Pro!” Freyre said to WorldSurfLeague.com. “This is always one of my favorite events of the year because it’s right at my home break. It is so fun because my friends and family come down and support me. I am so grateful they put this event on and give this opportunity, especially now that it is a QS 4,000. This year I am going to take it one event at a time and focus on giving it my all.”

The Jack’s Surfboards Pro runs through Sunday at the south side of the pier, and admission is free. A live webcast will be shown at worldsurfleague.com, the WSL app and YouTube channel.

matthew.szabo@latimes.com
Twitter: @mjszabo

PARK

Continued from page A1

underway with construction before the end of the fiscal year, which is June 30. The staff report said funding would be requested for the storm drain through the capital improvement program in the next budgetary cycle.

McAvoy told the council in November that multiple years had passed since the park project had been budgeted, leading to a deficit in funding for the renovations. The council reviewed the preliminary design for the project in October 2019.

“Construction costs only go in one direction, and that is exponentially higher every minute of every day,” McAvoy said at the meeting.

Yun-Yun Lee, the project manager, said in a phone interview Wednesday that the construction is being broken down into four phases, working from Laguna Avenue to the south toward the marine safety headquarters to the north. It is anticipated that the second phase, an area extending toward Broadway Street, will be completed between the middle and the end of April, Lee said.

The goal remains to finish the renovations ahead of Memorial Day weekend, the unofficial kickoff to the busy summer season for beach cities.

“We’re doing our best to try to keep the project moving along to meet the deadline,” Lee said. “We’re doing what we can to try to still provide a new updated



Don Leach | Staff Photographer

GRASS IS turned up during a public works project at Main Beach Park on Monday in Laguna Beach.

version of the park, so the residents are able to enjoy, and all the guests that do come to Laguna Beach are able to enjoy Main Beach and the beauty it brings to the city.”

At the time of contract approval, council members also

showed interest in improvements for the Main Beach boardwalk and the cobblestones.

“This is our frontyard,” Councilman Bob Whalen said then. “This is our living room, so it should look really good.”

Construction remains ongoing Monday through Friday from 7:30 a.m. to 5 p.m. Main Beach Park has remained open to the public.

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

