

Daily Pilot

THURSDAY, APRIL 10, 2025 /// dailypilot.com



Photos by Don Leach | Staff Photographer

LINDSAY KLICK makes comments during an Our Library Matters press conference at Huntington Beach Central Library on Tuesday.

Our Library Matters seeks yes votes in special election

Huntington Beach voters will vote on Measures A and B, related to a children's book review board and possible outsourcing of library operations.

BY MATT SZABO

Patricia Singer is the president of the Ocean View School District school board. She considers herself a conservative, but she doesn't believe the fight over Huntington Beach Public Library issues is about politics at all. Singer was one of the speakers Tuesday afternoon at a press conference outside the Central Library organized by advocates from Our Library Matters, a political action committee urging Surf City residents to vote "yes" on

two ballot measures that will be decided in a special election on June 10. Measure A seeks to repeal a planned children's book review board of up to 21 members, appointed by the City Council, whose duties would include reviewing and having final approval of children's library books brought into circulation. The yet-to-be-formed board was the subject of a recent lawsuit filed against the city by a group in-

See **Library**, page A5



SUPPORTERS OF Our Library Matters take a group picture during a press conference at Huntington Beach Central Library on Tuesday.

See **Zoning**, page A2

Jury begins deliberation in trial of Newport doctor

Dr. Jeffrey Olsen testified he believed his patients were suffering from severe pain, but prosecutors say his diagnoses were based on sham consultations.

BY ERIC LICAS

A jury that began deliberation earlier this week will decide whether a Newport Beach-based doctor used phony diagnoses to

justify prescribing powerful medication and then ignored warnings that those drugs were sold on the street, or if he was manipulated by patients he believed were in pain.

More than a dozen relatives and friends of Dr. Jeffrey Olsen sat behind him in a courtroom at the Ronald Reagan Federal Building and U.S. Courthouse in Santa Ana as attorneys gave their closing arguments Monday afternoon. They and his defense team maintain he acted within the scope of his duties as a physician. Olsen, who played football at

Dana Hills High in the 1970s and now resides in Laguna Beach, holds a valid medical license, according to online records reviewed by the Pilot. He has not practiced since he was indicted on 35 felony counts in 2017, one of his attorneys, Reid Rowe of the Federal Public Defender's office, said Monday. The physician was charged

with selling oxycodone, hydrocodone, Adderall and Xanax without a legitimate medical purpose. He is also accused of lying on an application for authorization from the U.S. Drug Enforcement Administration to distribute controlled substances after he had already relinquished such

See **Jury**, page A7

C.M. party supply store celebrates 35 years with Champagne, balloons

BY SUSAN HOFFMAN

Costa Mesa's Where's the Party? knows how to throw a party. On April 1, it hosted its own for its 35th anniversary — welcoming customers to join in the festivities with assorted cakes, Champagne, and of course, balloons. "I love the customers," said

store owner Candy Hirte. "And I love hearing their stories, like the 94-year-old lady, who asks her caregiver every week, 'Can we go to Where's the Party? because it always makes me happy?'" Hirte, a single mom at the time who was in need of a job, A3

See **Party**, page A3



Susan Hoffman

WHERE'S THE PARTY? owner Candy Hirte serves up refreshments as part of the store's 35th birthday celebration on April 1.



A CHILD PAINTS a flower mural at the Spring Fling event at the Sawdust Art Festival in Laguna Beach.

Don Leach
Staff Photographer

Arts participation blooms at Sawdust Festival

BY ANDREW TURNER

The Sawdust Art Festival saw thousands come through the gate last weekend to check out its transformed grounds during the inaugural Spring Fling event in Laguna Beach. Approximately 5,000 tickets were sold — including some annual passes — during the three-day show, said Nancy Villere, vice president of the festival's board of

directors. The spring-themed event ran from Friday through Sunday, livening up the grounds with an array of brightly-colored floral displays and interactive stations for visitors to reengage with their creative side. Community contributions from participants, ranging in age from young children to seniors, finished off the colorful murals. The future of the completed commu-

nity art projects is yet to be determined as festival organizers consider what to do next. "Every day, we put a new board up, and we removed the existing one," Villere said. "We saved it. Our art education director AnnJo Droog would redraw her beautiful floral banner of designs that people could then come the next day and paint in."

See **Sawdust**, page A3

O.C. Superior Court judge rules for H.B. in voter ID case

BY MATT SZABO

An Orange County Superior Court judge ruled Monday in favor of Huntington Beach in its continued battle with the state of California over voter identification.

Measure A, an amendment to the city charter that states Huntington Beach may implement voter ID beginning with the municipal elections in 2026, was approved by more than 53% of the voters who cast ballots in March 2024. Its passage and the City Council's subsequent adoption of the amendment led to a lawsuit by state Atty. General Rob Bonta and Secretary of State Shirley Weber, as well as by Huntington Beach resident Mark Bixby. They asked the court to strike down the provisions of the amendment because, Bonta asserts, "the Huntington Beach City Charter is preempted by and violates California law."

Judge Nico Dourbetas originally ruled in November that the issue was not "ripe for adjudication" and that Measure A presented no conflict with state law. But, after Bonta and Weber appealed, the California Fourth District Court of Appeal disagreed with Dourbetas' initial decision. In February, a three-judge panel ordered Dourbetas to issue an ruling on the merits of the case or the appellate court would



Raul Roa

VOTERS CAST their ballots in Huntington Beach in 2020.

take it over.

Dourbetas heard arguments from both sides on Thursday, before issuing his ruling on Monday.

"There is no showing that a voter identification requirement compromises the integrity of a municipal election," Dourbetas wrote in his ruling. "Municipal election results do not lack integrity because only residents of a municipality who are eligible to vote participated in the elec-

tion."

In a statement, Huntington Beach Mayor Pat Burns called Monday's ruling a victory, not only for his city, but charter cities throughout the state.

Bonta and Bixby's attorney, Lee Fink, both said Monday that they will appeal the decision.

"While we are disappointed in the trial court's ruling, all parties knew that the case would ultimately be decided at the appellate level," Fink said in an email.

"Aside from ignoring the Court of Appeal's clear statement on the elections code, the trial court never addressed the constitutional issues involved, or even addressed the proper standard of review. We are confident that the appellate courts will reverse the trial court and stop the city's unconstitutional and ideologically-driven voter ID requirements."

Huntington Beach City Atty. Mike Vigliotta, appointed in February after Michael Gates took a job with the U.S. Dept. of Justice, said Monday he believed the court came to the correct conclusion that the state Constitution gives charter cities the authority "to make and enforce all ordinances and regulations in respect to municipal affairs."

In 2008, the U.S. Supreme Court voted 6-3 in *Crawford v. Marion County Election Board* that a photo ID requirement in Indiana was legitimate to help the state prevent voter fraud, a decision that Dourbetas referenced in his ruling.

"The U.S. Supreme Court has already determined that voter ID does not violate the right to vote," Vigliotta said in a statement. "While we anticipate this fight isn't over, we are pleased with the court's fair and just evaluation of the weakness of the state and Bixby's legal case. I am honored that the [City] Council chose me to continue to fight for

Huntington Beach, for the integrity of our elections systems, and for just outcomes under the law."

Bonta noted Monday that no evidence of voter fraud has been presented in Huntington Beach, also arguing that state law overrides Measure A.

"Yet again, we believe the Orange County Superior Court got it wrong," Bonta said in a statement. "Earlier this year, the California Fourth District Court of Appeal wrote that Huntington Beach's argument that 'it had a constitutional right to regulate its own municipal elections free from state interference ... is ... problematic.' We agree. Now that we have a final order from the Orange County Superior Court, we look forward to moving on and appealing the decision. We remain confident that Measure A will ultimately be struck down."

Weber added that she believes that Huntington Beach's charter amendment is against state law, and that voter ID will result in the disenfranchising of voters.

California is one of 13 states nationwide that doesn't require identification when voting in-person. However, a grassroots conservative group called Reform California is seeking to pass a statewide voter ID initiative in next year's election.

matthew.szabo@latimes.com
Twitter: @mjszabo

Wrestling coach from Huntington Beach accused of sex with teen girls

BY CITY NEWS SERVICE

Orange County sheriff's investigators asked for the public's help this week in a case against a wrestling coach accused of having sex with two teen girls.

Anthony Oscar Alcalá, 28, of Huntington Beach, was booked last Thursday on suspicion of sex with a minor and was released Friday.

Sheriff's investigators were contacted in February by an organization working to reduce sexual assaults on athletes. The girls told investigators that Alcalá had sexual relationships with them while he was a coach at El

Modena and Foothill high schools, sheriff's deputies said.

Alcalá also worked as a coach at Premiere Wrestling, formerly known as Somar Wrestling, a private club in Placentia, deputies said.

Deputies suspect there may be additional victims and encouraged anyone with relevant information to call investigators at (714) 647-7419 or (714) 647-7000. Orange County Crime Stoppers will accept anonymous tips at (855)-TIP-OCSS

dailypilot@latimes.com
Twitter: @TheDailyPilot

FOCUS

Continued from page A2

nell moved with his parents to Whittier when he was 8 years old. He attended public school and was a sophomore at Whittier High School when he landed in the class of a photography teacher who would inspire a lifelong career.

"I caught the photo bug in that first semester of my sophomore year from Ernie Hemmerling, a master teacher who taught photography there for many years," O'Donnell recalled in his memoir.

Two years later, he won a state-level Kodak High School Sweepstakes Award for a black and white photo showing the family dog, Sandy, peering through the slightly open front gate of his home. He titled it, "Left Behind."

At 17, O'Donnell had saved up enough money to purchase a 4x5 Speed Graphic press camera and built his own darkroom. By the time he began taking

classes at Cerritos College, he was shooting sports games and working on the weekly student paper, Talon Marks, O'Donnell reflects in his memoir.

He went on to earn a bachelor's degree from Cal State Long Beach, before serving as a sergeant in the U.S. Air Force Reserve, based at Riverside's March Air Force Base from 1965 to 1971. While on active duty, he worked for the base's newspaper and chronicled missions to Southeast Asia, Europe and Alaska.

Hired at the Orange Coast Daily Pilot in 1968, O'Donnell spent the next 15 years working on call, awaiting breaking news from Seal Beach to San Clemente and capturing images of John Wayne and Richard Nixon in their Orange County residences.

After the Times Mirror Co. sold The Pilot to another publication, O'Donnell took a full-time faculty position at Cal State Fullerton, later becoming a photographer for the university. In that capacity, he docu-

mented two trips the Titans took to the White House after winning the College World Series championship, snapping pics of then-presidents Bill Clinton and George W. Bush.

Concurrent with occasional stints at the East Whittier Review and Whittier Daily News, the photographer launched a freelance photography business with Peggy and taught photo journalism classes at Orange Coast and Rio Hondo colleges and Cal State Dominguez Hills.

Together, the husband-and-wife duo shot the Orange County Fair from 1988 to 2009, keeping pace with technological advances in photography over the decades, even converting a home darkroom back to a bedroom when digital cameras became king.

His numerous connections to area colleges and organizations gave O'Donnell many high-profile photo opportunities, though he was hardly a paparazzo, his wife says.

His work drew praise

from the Associated Press, California Press Photographers Assn. and Orange County Press Club, the last of which honored him with a Sky Dunlap Award for outstanding lifetime achievement and community service.

"He was always in the right place at the right time," Peggy said, describing her husband's can-do attitude. "You'd meet someone involved with one thing, and they'd suddenly say, 'Can you do this?' and you never say no. If you're in business for yourself, you always say, 'Of course I can do that — it doesn't matter what it is.'"

O'Donnell is survived by his wife, Peggy, and sons Ryan and Steven (a third son, Kevin, died in 2000), daughters-in-law Andrea and Maggie and grandchildren Alex, Rachel, Mikey and Shane. A private memorial service for friends and family is planned for May 3.

sara.cardine@latimes.com
Twitter: @SaraCardine

SAWDUST

Continued from page A1

People responded to the community art project.

"We kind of realized we could repurpose these and use them around the grounds. For one, it would be a reminder of all the fun that we all had at Spring Fling. There's just some magic that happened that weekend that those pieces captured for us."

At the play house, attendees took turns playing trend-setting fashion designers as they applied decorations to a skirt on a mannequin.

There were about five or six art experiences for festival-goers in addition to the opportunity to mingle with and shop for the work of an estimated 150 artists. Among the experiences, visitors also participated in a paper flower-making station.

Villere said it was fun to bring the childlike sense of "no judgment" to the artis-



ARTIST ADAM DeVito creates a likeness of the band Salty Suites as they play on the upper deck at the festival.

tic exploration of guests coming to the festival.

"I'm so glad everybody gets what I get when I paint," Villere said. "If they get a little bit of that happiness, I'm thrilled."

Apart from the artists with a booth, there were also those who did their best work on stage. The musical performances over the weekend included the Salty Suites, an acoustic

band often booked locally. Artist Adam DeVito captured the performance in a drawing.

The Sawdust Art Festival, which kicked off its 59th season with Spring Fling, will also have its annual summer show and the holiday-themed Winter Fantasy later in the year.

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN



Don Leach | Staff Photographer

VISITORS WALK down the main pathway of the Spring Fling at the Sawdust Art Festival in Laguna Beach on Friday.

PARTY

Continued from page A1

opened her store in 1989. Her love of people, parties and celebrations, along with having taken a balloon-sculpting class, motivated her to take a chance on opening a party supply shop — even with no business experience.

The risk paid off.

"The community has been very supportive of us," Hirte said. "I know you can get what we [carry] online, so the internet is probably our biggest challenge, but I think it's the personal involvement that is important."

Hirte's store on 17th Street has 18 employees committed to making sure



Susan Hoffman

WHERE'S THE Party? store manager Christine Backus, from left, owner Candy Hirte and employee Julie Habecker celebrate the store's 35th birthday on April 1.

each customer's special event is memorable.

"We do a lot of things other people can't do. It's

very custom," Hirte said. "A big part of it is following the rules of etiquette, especially for invitations such

as a wedding."

Julie Habecker started working at the store about 33 years ago. As the longest-serving employee, she understands feeling part of the customer's excitement and sharing in their memories — like when capturing their children's growth through Christmas card orders each year.

"I started working at Where's the Party? when I was a college student," Habecker said. "Even when I was on maternity leave after having twins, I just couldn't stay away."

Habecker credits her job experience at the store for teaching her invaluable lessons and contributing to her own personal development and creativity.

"I believe it is an incred-

ible accomplishment these days to be in business this long and with so many stores closing," said Habecker, adding that most of their employees stick around for an average of 10 years.

"Candy creates a family within the walls of this store, so you truly enjoy being with each other. We have been through the ups and downs [the pandemic] brought us, and did our best and hope to continue."

Longtime customer Chris McKinley stopped by Where's the Party? during the April 1 celebration to pick up her personalized baby shower invitations, along with bags of colored shredding for Easter baskets.

"I've lived in Newport Beach for 69 years and this is the best store for holidays, invitations, stationery and fun," McKinley said.

Costa Mesa resident Peggy Normandin, who has been a customer since the store first opened, was also getting ready for the upcoming holiday by purchasing cards and Easter candy.

"Where's the Party? makes entertaining fun and makes holidays sparkle, and with all their special touches, we always come here and get everything," Normandin said. "It's a combination of the inventory, displays and the people who work here."

Susan Hoffman is a Daily Pilot contributing writer.

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Game Designer. Respon- sible for creating the themes & mechanics that go into our updates. Req. Bach. in Game Design, Computer Science, Phys- ics, or rel. field or foreign equiv. & 1 yr exp in job or 1 yr of exp. as Designer, Assoc. Game Designer, or rel. occup. Any suitable combo of educ, training, &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$80,121.60/yr to \$124,000/yr. Send resume ref#22225 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

Game Designer. Respon- sible for creating the themes & mechanics that go into our updates. Req. 2 yrs exp in job or 2 yrs of exp. as Designer or rel. occup. Any suitable combo of educ, training, &/or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$115,003.20/yr to \$124,000/yr. Send resume ref#22323 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

Senior UX Designer. Create concepts, flows, layouts, mock-ups and prototypes. Req. Bach. in Digital Design, Game Design, or rel. field or foreign equiv. Jobsite: Irvine, CA. Wage range: \$142,410/yr to \$201,880/ yr. Send resume ref#23196 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

Analytics Engineer. Design, build and main- tain analytics datasets that will be consumed by technical and non technical stakeholder. Req. Master's in Comp. Science, Business Analyt- ics, or rel. field. Jobsite: Irvine, CA. Wage range: \$136,620/yr to \$155,000/ yr. Send resume ref#23153 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

B&A Engineering Sys- tems, Inc, located in Costa Mesa, CA is seeking a Field Support Engineer with Bachelor's Degree in Electrical Engineering or related field and 24 months experience as a Field Support Engineer. Please send resume to: Abakhshie@ baengineering.com Salary offered: \$88566.00 per year

Manager, Live Ops Ana- lytics. Work closely with various stakeholders to investigate topics related to player experience, game performance, sys- tems tuning & overall business strategy. Req. Masters in Comp. Sci- ence, Info. Systems & Tech, or rel. field. Jobsite: Santa Monica, CA. Wage range: \$177,225/yr to \$243,130/yr. Send resume ref#23271 to K. Finnsson, Activision Publishing, Inc, 2701 Olympic Blvd, Bldg, B, Santa Monica, CA 90404.

Manager, Quality Compli- ance sought by Masimo Corporation, Irvine, CA: Provide compliance lead- ership in specific areas: Analysis of Data, Post-Mkt Surveillance, Qtly Sys- tems Maintenance. BS/ for equiv + 3 yrs exp. OR MS/for equiv + 1 yr exp. 25% worldwide travel. \$132,288 - \$149,000 /yr. Resumes to: dsandoval@ masimo.com. Must ref: CS-25

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Game Producer. Drive the completion of project goals & facilitate com- munication, organization, & accountability across multi discipline content. Req. Bach. in Game Art, Sequential Art, Proj. Mgmt., or rel. field or fore- eign equiv. Any suitable combo of educ, training & or exp is acceptable. Jobsite: Irvine, CA. Wage range: \$84,240/yr to \$100,000/yr. Send resume ref#23149 to K. Finnsson, Blizzard Entertainment, Inc, 1 Blizzard Way, Irvine, CA 92618.

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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on April 22nd, 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: **3190 Pullman St. Costa Mesa, CA 92626 (714)243-4094**
12:00 PM
Paola Carlberg
Jose Luis Terreros Corrales
Michael Lopez
Orlando Cueva
Christopher Murry
Angel-Arthur Solamon Bolanos
Lauren Muller
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
4/10/25
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NOTICE OF PETITION TO ADMINISTER ESTATE OF: BARBARA J. MILLER

CASE NO. 30-2025-01471895-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 BARBARA J. MILLER.

A PETITION FOR PROBATE has been filed by ANDREW C. MILLER in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ANDREW C. MILLER 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 in this court as follows: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

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

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: EDMUND J. BRADLEY - SBN 60637
LAW OFFICE OF EDMUND J. BRADLEY
13681 NEWPORT AVE., STE. 8-392
TUSTIN CA 92780
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Legal Notices

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

Escrow No. **24-39160-JP**
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **MR. BEST CLEANERS, INC., 2939 EAST COASST HWY, CORONA DEL MAR, CA 92625**

Doing Business as: MR. BEST CLEANERS
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 name(s) and address of the Buyer(s) is/are: **NEWPORT BEACH DRY CLEANERS, 2939 EAST COASST HWY, CORONA DEL MAR, CA 92625**
The assets to be sold are described in general as: **FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, TRADENAME, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE** and are located at: **2939 EAST COASST HWY, CORONA DEL MAR, CA 92625**

The bulk sale is intended to be consummated at the office of: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the anticipated sale date is **APRIL 28, 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: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the last date for filing claims shall be **APRIL 25, 2025**, which is the business day before the sale date specified above.

Dated: **4/3/2025**
BUYER: **NEWPORT BEACH DRY CLEANERS**
ORD-3600910 DAILY PILOT 4/10/25

Advertisement of Public Sale

In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on 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.
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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

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 92667
Published in the HUNTINGTON BEACH INDEPENDENT on: 4/3, 4/10 & 4/17/2025

Legal Notices

BSC 226608 NOTICE OF PETITION TO ADMINISTER ESTATE OF: TERRANCE WALTER AKINS

30-2025-01467011-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: **TERRANCE WALTER AKINS** in the Superior Court of California, County of ORANGE.

A PETITION FOR PROBATE has been filed by **TRAVIS WAYNE AKINS & TAYLOR WESSON AKINS** in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that **TRAVIS WAYNE AKINS & TAYLOR WESSON AKINS** 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 07, 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: CALVIN BRYNE, ESQ
DAY BRYNE & MCINTOSH
129 W. WILSON ST., STE 105
COSTA MESA, CA 92627
Published in the HUNTINGTON BEACH INDEPENDENT on: 3/27, 4/3 & 4/10/2025

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDWARD CRAIG SPRUILL

CASE NO. 30-2025-01466463-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 EDWARD CRAIG SPRUILL.

A PETITION FOR PROBATE has been filed by R. CHAD HALES in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that R. CHAD HALES 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 05/08/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

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

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner R. CHAD HALES - SBN 217488
LAW OFFICE OF ROBERT E. HALES, APC
1341 E. CHAPMAN AVE.
ORANGE CA 92866
Telephone (714) 771-7671
4/10, 4/11, 4/17/25

CNS-3914179#
NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

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

MARKETPLACE

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Legal Notices

Legal Notices

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
SANDRA LEE ALEXANDER COFFER

CASE NO. 30-2025-01469319-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 SANDRA LEE ALEXANDER COFFER.

A PETITION FOR PROBATE has been filed by JOSEPH R. STACK in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JOSEPH R. STACK 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 in this court as follows: 05/21/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

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

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

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

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

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

Attorney for Petitioner
LYNN L. KAMBE, ESQ. - SBN 101793
LYNN L. KAMBE, INC.
23172 PLAZA POINTE DRIVE, SUITE 100
LAGUNA HILLS CA 92653
Telephone (949) 585-1930
4/3, 4/4, 4/10/25
CNS-3910630#
NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

BSC 226663

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
LORI A. TESLOW

30-2025-01465086-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: **LORI A. TESLOW.**

A PETITION FOR PROBATE has been filed by **LINDA KAY TESLOW-GERLACH** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **LINDA KAY TESLOW-GERLACH** 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 **April 24, 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:
JAMES R. CUNNINGHAM
FROST BROWN TODD, LLP
620 NEWPORT CENTER DR., SUITE 1400
NEWPORT BEACH, CA 92660
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 4/4, 4/10 & 4/11/2025

Legal Notices

Legal Notices

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ERNEST V. CASTRO

CASE NO. 30-2025-01466692-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 ERNEST V. CASTRO.

A PETITION FOR PROBATE has been filed by HARRI J. KETO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that HARRI J. KETO 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 in this court as follows: 05/07/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

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

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

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

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

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

Attorney for Petitioner
BRAD N. BAKER - SBN 065106
BAKER, BURTON & LUNDY, P.C.
515 PIER AVENUE
HERMOSA BEACH CA 90254
Telephone (310) 376-9893
4/6, 4/10, 4/13/25
CNS-3912470#
NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

BSC 226638

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JACQUELINE GUIOT

30-2025-01468833-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: **JACQUELINE GUIOT.**

A PETITION FOR PROBATE has been filed by **Martha E. Fluor** in the Superior Court of California, County of **ORANGE.**

THE PETITION FOR PROBATE requests that **Martha E. Fluor** 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 21, 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:
MARCH H. RICHARDS, ESQ
MARCH H. RICHARDS LAW, APC
7755 CENTER AVE., STE 1100
HUNTINGTON BEACH, CA 92647
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 4/3, 4/4 & 4/10/2025

Legal Notices

Legal Notices

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday April 24, 2025 at 11:00 am. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com.
Gail A Good

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this April 10, 2025 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 92626 (714) 966-9901
4/10/25
CNS-3912858#
DAILY PILOT

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday April 24, 2025 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com.
Keith Evora Richardson

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this April 10, 2025 by Woodbridge Self Storage, 5020 Barranca Pkwy, Irvine, CA, 92604 (949) 857-4900
4/10/25
CNS-3912877#
DAILY PILOT

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

Escrow No. 19101KMY

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: **JULIUS & HANAN DIBSY CORPORATION, 1400 E. PACIFIC COAST HWY, LONG BEACH, CA 90806**

The location in California of the Chief Executive Officer of the Seller(s) is: **1 ACACIA TREE LANE, IRVINE, CA 91612**

Doing Business as: **SUBWAY #49611**

The name(s) and address of the buyer(s) is/are: **LA DECIMA INC., 14711 N. NORMANDIE AVE, APT A GARDENA, CA 90247**

The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT, GOODWILL** and are located at: **1400 E. PACIFIC COAST HWY, LONG BEACH, CA 90806**

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 **APRIL 30, 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 **APRIL 29, 2025**, which is the business day before the sale date specified above.

Dated: **MARCH 28, 2025**
BUYER: **LA DECIMA INC.**
3606038-C-PP DAILY PILOT 4/10/25

BSC 226604

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
HELENE NGO PHAM

30-2024-0146685-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

Legal Notices

Legal Notices

Legal Notices

LEGAL NOTICE



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, April 29, 2025, at 4:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following item:


Approval of the Fee Study Update, which includes, but is not limited to, updates to the fees in the Finance Department, Library Department and the Recreation and Senior Services Department – The City Council will consider update of fees for studied departments – Library and Recreation and Senior Services Department, and other fee updates, including new fees related to the Library Lecture Hall and Short-Term Lodging Permits: Change of Information.

NOTICE IS HEREBY FURTHER GIVEN that this action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICE IS HEREBY FURTHER GIVEN that on March 13, 2025, the Finance Committee of the City of Newport Beach was presented the Fee Study Update for consideration.

Anyone wishing to attend the public hearing should check the April 29, 2025, meeting agenda on the City's webpage at newportbeachca.gov/agendas or contact the City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov, during normal business hours, to receive information on how to attend this meeting. If you challenge the Fee Study Update in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. As required by Government Code Sections 66016 and 66018, prior to the public hearing data indicating the amount of estimated cost required to provide the services, which is the basis for the proposed fees, will be provided by the City Clerk to any interested person. Please contact the City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov if you would like to receive a copy of the report.

For questions regarding this public hearing item please contact Abigail Marin, Budget Analyst, at (949) 644-3042 or amarin@newportbeachca.gov.

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach

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.

JURY

Continued from page A1

permission in light of a federal investigation of his practice.

“Dr. Jeffrey Olsen was a drug dealer,” Assistant U.S. Atty. Danbee Kim said during closing statements Monday. “...He turned his prescription pad into a blank check.”

Some of Olsen's patients were Oregon residents who received multiple prescriptions after each consultation with him, according to logs and text messages presented during trial. They used those to buy hundreds of pills at a time, often filling prescriptions at different pharmacies in order to avoid scrutiny.

James Goodell and Ken Kausler were two of Olsen's former patients who both testified they were “doctor shopping” to gain access to drugs they wound up selling. The latter said he had been rejected by at least eight other physicians before he started getting prescriptions from Olsen.

Klauson obtained approximately 2,500 pills of oxycodone, Adderall or Xanax between April and November of 2012. Several of his prescriptions were issued by Olsen even after insurance provider Aetna sent a letter to the physician advising that the large amount of medication the patient was receiving was indicative of misuse.

Olsen repeatedly received warnings from pharmacies

and insurance companies who suspected that drugs he prescribed were either being abused or diverted to the black market, according to the prosecution. In text messages presented during trial, the physician described vouching for the release of orders withheld from flagged patients as one of the services offered by his practice.

“What do you need?” Olsen wrote in a text to Klauson. “Oxycodone 30’s? How many?”

Olsen's defense noted he met with patients on a regular basis, and said the doctor issued prescriptions based on what he legitimately believed were cases of severe, chronic pain. The defendant testified that he followed up with the people under his care about their treatment and was trying to convince them to take less medication. In between courtroom proceedings, he told the Daily Pilot he helps manage an addiction recovery support group.

An expert testifying for the defense, Dr. James P. Murphy, said arbitrarily tapering dosages can be dangerous and potentially drive patients toward illicit substance as a replacement. He and Rowe argued that physicians who specialize in the treatment of pain have to rely on the subjective observations of those they care for, and distrust between them potentially undermines the practice of medicine.

“It is not a doctor's job to say ‘prove it,’” Rowe said.

“...that is an impossible position to put doctors in.”

Kim, as well as fellow federal prosecutors Caitlin Campbell and Brett Sagel, said Olsen hardly laid a finger on patients during their visits. They characterized the defendant's consultations as thinly veiled drug deals.

On several occasions, Klauson exchanged an envelope of cash for prescriptions in the parking lot of Ruby's Diner in Laguna Beach. The patient testified he was never physically examined by Olsen during those meetings, which lasted only a few minutes.

“Please don't repeat the Ruby's thing,” Olsen wrote in texts with Klauson. “You'll end up causing me to do hard time. And I will end up the bitch to the guy with the most cigarettes.”

Other former patients who took the witness stand include an undercover Irvine police officer and two informants for the DEA who said they lied about their supposed conditions in order to get prescriptions from Olsen. One patient presented a medical imaging test of a different person who other doctors had diagnosed with only mild pain.

The DEA informants recorded their visits with the Olsen. Those videos show him at his desk, scribbling on a prescription pad without ever getting up to perform a physical examination. Prosecutors also claim he coached patients to list symptoms he could use to

justify prescriptions for nonexistent ailments.

Rowe and fellow public defender Elena Sadowsky noted that Olsen is heard discussing alternatives to opioids in the footage. He talked to one patient about how he personally managed to get off of painkillers after a back surgery, and said not having to rely on medication would be ideal.

“It's better than living in pain,” the DEA informant said in response to Olsen's anecdote.

Murphy testified that visual observations alone can be sufficient basis for a diagnosis from a properly trained physician. However, when prosecutors asked if he himself would prescribe the same types of drugs that Olsen did based on the consultations described during trial, the expert witness said he would likely “need more information.”

After Olsen was indicted almost eight years ago, his attorneys at the time filed numerous continuances to push back his trial date. But in 2020, when federal courts announced plans to suspend proceedings amid the height of the COVID-19 pandemic, his legal team raised complaint over his right to a speedy trial.

On that basis, Judge Cormac Carney dismissed the case. However, the 9th Circuit of Appeals later reversed that decision, describing the dismissal as a “miscarriage of justice.”

eric.licas@latimes.com
Twitter: @EricLicas

COSTA MESA SANITARY DISTRICT
ORANGE COUNTY, CALIFORNIA

NOTICE INVITING SEALED PROPOSALS (BIDS)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Costa Mesa Sanitary District invites and will receive sealed proposals (bids) for furnishing all labor, materials, equipment, transportation, permits, and other items necessary for the construction of the following project:

IRVINE AND HARBOR PUMP STATION IMPROVEMENTS
Project No. 535

The project includes updating the electrical design at the Irvine and Harbor Pump Stations. The Engineer's Estimate for the construction of this project is \$140,000.

Bids will be received by the Costa Mesa Sanitary District office at 290 Paularino Avenue, Costa Mesa, California until the hour of **1:00 p.m. on the 28th Day of May 2025 (Wednesday)**, at which time they will be opened publicly and read aloud in the Board Conference Room. Sealed proposals shall bear the title of the project and the name of the bidder. Any bid received after the scheduled bid opening time shown above will not be accepted and will be returned to the bidder unopened. It shall be the sole responsibility of the bidder to seal and deliver the bid proposal to the District office at or before the time specified in this notice provided. The approved contract documents including plans and specifications may be downloaded from the District Website: https://www.cmsdca.gov/news_publications/bid_opportunities.php

There is a MANDATORY pre-bid meeting at 10:00 a.m. on April 23, 2025 (Wednesday). The pre-bid meeting will be held at the Irvine Pump Station at 2672 Irvine Ave in Newport Beach. We will then proceed to the Harbor Pump Station located at 521 W. Wilson Street in Costa Mesa.

The question deadline during the bid period is 5:00 pm on May 6, 2025 (Tuesday).

The Costa Mesa District will issue an addendum on May 12, 2025 (Monday), if required.

The Contractor shall comply with the provisions of the California Labor Code, the prevailing rate and scale of wages determined by the Director of the Department of Industrial Relations, State of California. Prevailing rates shall be paid to all workers employed in the performance of the contract. Such rates of wages are on file with Department of Industrial Relations and in the office of the DISTRICT and are available to any interested party upon request. The contractor is responsible for all penalties prescribed for noncompliance with these provisions.

Each bid shall be submitted on the Bid Proposal Form furnished as part of the contract documents, and shall be accompanied by a certified check, a cashier's check or a bidder's bond in an amount not less than 10-percent of the amount of the bid, made payable to the Costa Mesa Sanitary District. The check or bond shall be given as a guarantee that the bidder will enter into a contract with the DISTRICT and furnish the required payment and performance bonds and certificates of insurance and endorsements if awarded the work. The check or bond will be declared forfeited if the successful bidder does not enter into the contract or furnish the required bonds and insurance forms under the time frame specified in the construction agreement.

It is imperative that the bidders carefully review this notice and the DISTRICT's standard construction agreement and insurance forms. The successful bidder will be required to comply with all requirements in the standard construction agreement and insurance forms. In the event of failure or inability to meet these requirements after the award of the contract, the DISTRICT shall have the right to reject the bid and/or declare a forfeiture of the bid bond.

Pursuant to California Contract Code Section 22300, CONTRACTOR will be entitled to post approved securities with the DISTRICT or an approved financial institution in order to have the DISTRICT release funds retained by the DISTRICT to insure performance of the contract.

No bidder or subcontractor shall be listed in a bid proposal unless registered with the Director of Industrial Relations pursuant to Labor Code Section 1725.5.

Contract time 60 Working Days. Liquidated damages in the sum of \$200 per day shall be imposed for each unexcused day beyond the contract completion date.

The Board of Directors of the DISTRICT reserves the right to select the schedule(s) under which the bids are to be compared and the contract(s) awarded, to reject any and all bids, and to waive any and all irregularities in any bid.

Dated: April 1, 2025
BY ORDER OF THE BOARD OF DIRECTORS
OF THE COSTA MESA SANITARY DISTRICT

TSG No.: 2208921CAD TS No.: 22-10507 APN: 477-071-35 Property Address: 10 Kingsport Drive Newport Coast, CA 92657 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/15/2017. 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. On 5/28/2025 at 1:30 PM, Commercial Default Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/8/2017 as Instrument No. 2017000474661, of Official Records in the office of the County Recorder of Orange County, State of California. Executed by: Nima Ghadimi and Yalda Fallahi husband and wife as Community Property with right of survivorship, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b). All cashier's checks are to be made payable to Commercial Default Services, LLC. No other payee checks will be accepted. (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 477-071-35 The street address and other common designation, if any, of the real property described above is purported to be: 10 Kingsport Drive, Newport Coast, CA 92657 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$573,730.14. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. 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 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 22-10507 information about postpone

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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 Mortgagor, 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 postpone

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 Mortgagor, 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. 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GIRLS' LACROSSE

Corona del Mar celebrates seniors, secures Battle of the Bay win

BY MATT SZABO

Corona del Mar High senior Meg Vanis woke up knowing Thursday would be a big day for her.

She turned 18 years old, for one thing.

Vanis and the CdM girls' lacrosse team were hosting rival Newport Harbor on senior night, for another.

"I was super nervous, just because it's so many things riding on one day," Vanis admitted. "Birthday, senior day, Battle of the Bay. It's a bunch, but my teammates helped me calm down a little bit."

Everything worked out just fine for the Sea Kings.

They blanked the Sailors in the first half on their way to a 15-6 Sunset League win.

Senior Rihanna Quinn led CdM (12-5, 2-0) with four goals. Vanis and Ashley Solarczyk, another senior, each scored twice.

Vanis had scored the game-tying goal late against Huntington Beach in a league opener on Tuesday, the 100th of her CdM career. Her game-winning goal in overtime of that match gave CdM a 10-9 victory.

"I have loved my time here," said Vanis, who transferred from JSerra as a sophomore. "My 100 goals, I really got the majority of those from my

teammates. They made it happen for me. They're my biggest cheerleaders, and they just make me so excited to be the best player I can be."

Defense was a story for CdM against Newport Harbor (2-11, 0-2), particularly since the Sailors were successful on many of the draw controls behind the efforts of senior Hailee Devries.

Corona del Mar junior goalkeeper Sofia Petek made 15 saves for the hosts, who led 8-0 at half-time. She said senior Anita Oranghi and junior Gabi Bales were also key in the defensive effort.

Petek, who stands just 5-foot-2, played on the program's second junior varsity team last year. Coach Jessica Murray said she's improved a lot and has only been playing goalie for a little more than a year.

"It was a big jump, but it was really exciting," Petek said. "I have really good teammates."

Other goal-scorers for CdM included seniors Helena Fratantaro, Annika Soderstrom and Maile Lyle, juniors MK Angeloff, Miley Perisi and Bales and freshman Bijou Luong. Angeloff had a team-best six ground balls.

Senior Casey Sharbrough led Newport Har-



Don Leach | Staff Photographer

MAILE LYLE (12) shoots and scores for Corona del Mar during the Battle of the Bay girls' lacrosse game against Newport Harbor. The Sea Kings won 15-6 on Thursday evening, improving to 2-0 in the Sunset League.

bor with five goals and six ground balls. First-year Sailors coach Delaney Knipp, an alumna of the program from the class of 2019, called Sharbrough the heart and soul of the team.

"I'm really proud of the girls," said Knipp, who played NCAA Division I lacrosse at Kent State, rebounding from a torn anterior cruciate ligament as a sophomore to compete three more seasons.

She is the Sailors' third varsity coach in three years and has another program alumna, Caroline Farley, as the assistant and junior varsity coach.

"It's been a season of fighting as hard as we can," Knipp said. "There's been a little bit of turbulence over the last couple of years, a couple of changes in coaching staffs, but this is a group that really wants to buy into the process. That fight that

you saw in the second half [when the Sailors were outscored just 7-6], that's the team that we're aspiring to be the whole time."

Newport Harbor continues league play after spring break next week with a home match against Los Alamitos on April 15.

As for CdM, the Sea Kings are headed toward a possible showdown for the league title at Edison on April 22 in their regular

season finale. The Chargers are also 2-0 in league after Thursday's 6-5 win over Huntington Beach.

First, CdM has to take care of business at Los Alamitos on April 17.

"We're in the hunt," said Murray, whose team finished second in league to Edison last year as the Chargers earned their third straight league title.

matthew.szabo@latimes.com
Twitter: @mjszabo

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