

# The Orange County Register

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**FILE NO. R1230017**

## AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }  
County of Orange } **SS.**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**01/28/2025**

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on  
Date: January 28, 2025.



Signature

## PROOF OF PUBLICATION

Legal No. **0011716207**

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that at 6 p.m., Pacific time, or as soon thereafter as the matter may be heard, on February 4, 2025, at City Council Chambers, 2000 Main Street, Huntington Beach, California, 92648, the City Council of the City of Huntington Beach, California (the "City") will hold a public hearing (the "Public Hearing") as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), with respect to the proposed issuance by the California Public Finance Authority (the "Authority") of its qualified 501(c)(3) bonds, as defined in Section 145 of the Code, in one or more series, taxable or tax-exempt, senior or subordinate, from time to time pursuant to a plan of finance, in an aggregate principal amount not to exceed \$325,000,000 (the "Bonds").

The proceeds of the Bonds will be used by Marisol HB, LLC (the "Borrower"), the sole member of which is The Bluhm Family Foundation, an organization described in Section 501(c)(3) of the Code, to: (1) finance, refinance or reimburse the costs of acquisition, construction, expansion, remodeling, renovation, improvement, furnishing, and/or equipping of a rental senior living community and parking facilities to be owned and operated by the Borrower and to be located at 2120 Main Street, Huntington Beach, CA, 92648; (2) pay capitalized interest on the Bonds; (3) fund one or more debt service reserve funds, if deemed necessary; (4) fund related working capital costs; and (5) pay certain expenses incurred in connection with the issuance of the Bonds.

All property and facilities to be financed with the proceeds of the Bonds will be owned and principally used by the Borrower.

The Bonds will constitute special limited obligations of the Authority payable solely from amounts received by the Authority pursuant to a loan agreement between the Authority and the Borrower. The City will not issue the Bonds, nor will the City nor the State of California have any liability with respect to the Bonds or the sale or offering thereof.

Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the senior living facility in the City proposed to be financed with proceeds of the Bonds may attend the Public Hearing or, prior to the time of the Public Hearing, submit written comments to the Interim Chief Financial Officer at City Council Chambers, 2000 Main Street, Huntington Beach, California, 92648. Subsequent to the Public Hearing, the members of the City Council will meet to consider approval of the issuance of the Bonds by the Authority.

Published: January 28, 2025

**Legal Notice**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DARRYL M. KUKA, aka DARRYL MATHEW KUKA CASE# 30-2025-01450708-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 DARRYL M. KUKA, aka DARRYL MATHEW KUKA, A PETITION FOR PROBATE has been filed by TRACY VERA in the Superior Court of California, County of ORANGE.  
THE PETITION FOR PROBATE requests that TRACY VERA 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 02/20/2025 at 1:30PM in Dept. CM07 located at SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE, COSTA MESA JUSTICE CENTER, 3390 HARBOR BLVD., COSTA MESA, CA 92626. The court is providing the convenience to appear or 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 <http://occourts.org> to appear remotely for Probate hearings only or 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 date of first issuance of letters. 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 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) in Probate Code section 9020. A Request for Special Notice form is available from the court clerk.  
Attorney for Petitioner:  
BRADLEY J. GODMAN 2442 AVENIDA DE LA CARLOTA, SUITE 280 LAGUNA HILLS, CA 92653  
The Orange County Register  
Published: 1/14, 1/21, 1/28/25

**Legal Notice**

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that SECURITY PUBLIC STORAGE, at 7676 SLATER AVE, HUNTINGTON BEACH, CA 92647 will sell the contents of the storage unit as listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 9 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website [www.StorageTreasures.com](http://www.StorageTreasures.com) on 2/19/25 at 12PM. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and will be available to the public on behalf of the facility's management. Units will be available up to the date of the public sale on [www.StorageTreasures.com](http://www.StorageTreasures.com). Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw or refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.  
Acosta, Katherine-J  
Razo-Cervantes, Cariton  
Morrell, Resina  
Bielicki, Annis Marie  
Thompson, Erik N.  
McClung, Karin L  
Rueda, Kelly N.  
Mazzarelli, Zoila  
Diamond, Shaun  
Fuentes Gonzalez, Gerardo  
Garzo, Ramon  
Mowbray, Amanda P.

**Legal Notice**

**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 2924e of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit <https://www.allsource.com/lopinpage.aspx> using the file number assigned to this case: 2024-00962-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.  
**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase: First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtorbid.com/>, using the file number assigned to this case: 2024-00962-CA to find the date on which the trustee's sale will be held, the amount of the last and highest bid, the name 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 amount 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 your potential right to purchase.

**Legal Notice**

**WESTERN PROGRESSIVE, LLC, AS TRUSTEE FOR BENEFICIARY, C/O 1500 PALMA DRIVE, SUITE 238, VENTURA, CA 93003**  
Sole Information Line: (866) 960-8299  
<https://www.allsource.com/lopinpage.aspx>  
Date: January 7, 2025 Trustee Sale Assistant  
\*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(e).

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**Legal Notice**

**PUBLIC NOTICE**  
**INVITATION FOR BIDS (IFB) 5-3886**  
**"Spiriton Data Security Posture Management Subscription"**  
The Orange County Transportation Authority invites bids from qualified firms provide Spiriton data security posture management software subscription.  
Bids are due on or before 11:00 a.m., Pacific Time, February 18, 2025.  
The IFB may be downloaded at <https://commnet.octa.net>.  
The Orange County Register  
Published: 1/28, 2/05/25  
T.S. No.: 2024-00962-CA A.P.N.: 782-442-16  
Property Address: 27071 PACIFIC TERRACE DRIVE, MISSION VIEJO, CA 92692

**Legal Notice**

**NOTICE OF TRUSTEE'S SALE**  
**PURSUANT TO CIVIL CODE SECTIONS 2923(a) AND (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.**  
NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED.  
注:本文件包含一个信息摘要  
참고사항:본 청첩부 문서에 정보 요약서가 있습니다  
NOTA: SE ADULTINA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
NOTA: KEM THEO DAV LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY

**Legal Notice**

**IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/28/2009 TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.  
Trustor: FRANK J. FALCONE AND IRENE S. FALCONE, HUSBAND AND WIFE, AS JOINT TENANTS, Duly Appointed Trustee: Western Progressive, LLC, Deed of Trust Recorded: 07/28/2009, as Instrument No. 200500767044 in book --, page-- and of Official Records in the office of the Recorder of Deeds, County of Orange, California.  
Date of Sale: 02/26/2025 at 03:00 PM  
PROPERTY ADDRESS: 27071 PACIFIC TERRACE DRIVE, MISSION VIEJO, CA 92692  
Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$1,249,454.10  
THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK, DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIAL CHECK SECTION 5302 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE.  
All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:  
More fully described in said Deed of Trust.  
Street Address or other common designation of real property: 27071 PACIFIC TERRACE DRIVE, MISSION VIEJO, CA 92692  
A.P.N.: 782-442-16  
The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above.

**Legal Notice**

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that SECURITY PUBLIC STORAGE 502 Apollo Street Brea, CA 92821 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 9 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website [www.StorageTreasures.com](http://www.StorageTreasures.com) on February 12, 2025 at 12pm. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and will be available to the public on behalf of the facility's management. Units will be available up to the date of the public sale on [www.StorageTreasures.com](http://www.StorageTreasures.com). Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw or refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.  
DePrat-Turmon, Natalie Renee  
Scott A Stensson  
Crowford, Jonathan  
Lindley, Cher  
Cuevas, Aaron  
Balli, Luis  
Harris, Nicholas  
Elorreao, Nick  
Harris, Nicholas  
Mejia, Michael William  
Hall, Phillip  
Pandeloso, Brandon  
Purchased goods are sold as is and must be removed within 48 hours from time and date of purchase. Payment to be with cash only and made at the time of purchase.  
This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.  
Security Public Storage 502 Apollo Street Brea, CA 92821  
(714) 529-4373  
Publication Date: 01/28/2025  
The Orange County Register  
Published: 1/28/25

**Legal Notice**

**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that at 6 p.m., Pacific time, or as soon thereafter as the matter may be heard, on February 4, 2025, at City Council Chambers, 2000 Main Street, Huntington Beach, California, 92648, the City Council of the City of Huntington Beach, California (the "City") will hold a public hearing (the "Public Hearing") as required by Section 14770 of the Internal Revenue Code (the "Code"), as amended (the "Code"), with respect to the proposed issuance by the California Public Finance Authority (the "Authority") of its qualified 501(c)(3) bonds, as defined in Section 145 of the Code, in one or more series, taxable or tax-exempt, senior or subordinate, from time to time pursuant to a plan of finance, in an aggregate principal amount not to exceed \$325,000,000 (the "Bonds"). The proceeds of the Bonds will be used by Marcol HS, LLC (the "Borrower"), the sole member of which is the Babson Family Foundation, an organization described in Section 501(c)(3) of the Code, to: (1) finance, refinance or reimburse the costs of acquisition, construction, expansion, remodeling, renovation, improvement, furnishing, and/or equipping of a rental senior living community and parking facilities to be owned and operated by the Borrower and to be located at 2120 Main Street, Huntington Beach, CA 92648; (2) pay capitalized interest on the Bonds; (3) fund one or more debt service reserve funds, if deemed necessary; (4) fund related working capital costs; and (5) pay certain expenses incurred in connection with the issuance of the Bonds.  
All property and facilities to be financed with the proceeds of the Bonds will be owned and principally used by the Borrower.  
The Bonds will constitute special limited obligations of the Authority payable solely from amounts received by the Authority pursuant to a loan agreement between the Authority and the Borrower. The City will not issue the Bonds, nor will the City or the State of California have any liability with respect to the Bonds or the sale or offering thereof.  
Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the senior living facility in the City proposed to be financed with proceeds of the Bonds may attend the Public Hearing or, prior to the time of the Public Hearing, submit written comments to the Interim Chief Financial Officer at City Council Chambers, 2000 Main Street, Huntington Beach, California, 92648. Subsequent to the Public Hearing, the members of the City Council will meet to consider approval of the issuance of the Bonds by the Authority.  
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Published: January 28, 2025

# Our Coast.

## THE ORANGE COUNTY REGISTER

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