

**Subject:** RE: 16272 Chipper Lane, Huntington Beach - eviction  
**From:** <miranda@legalservicecenters.com>  
**Date:** 1/27/2023, 9:31 AM  
**To:** "'Mark Cao'" <mark.cao@gmail.com>

Good morning Mark,  
Wanted to touch base with you, notice expired yesterday.

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**From:** Mark Cao <mark.cao@gmail.com>  
**Sent:** Tuesday, January 24, 2023 1:31 PM  
**To:** Miranda Gutierrez <miranda@legalservicecenters.com>  
**Subject:** Re: 16272 Chipper Lane, Huntington Beach - eviction

Thank you Miranda and Ron.

On Tue, Jan 24, 2023, 12:38 PM <[miranda@legalservicecenters.com](mailto:miranda@legalservicecenters.com)> wrote:

Good afternoon Mark, attached is the copy of the notice

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**From:** Mark Cao <[mark.cao@gmail.com](mailto:mark.cao@gmail.com)>  
**Sent:** Monday, January 23, 2023 9:45 PM  
**To:** Ron Castaneda <[ron@legalservicecenters.com](mailto:ron@legalservicecenters.com)>  
**Cc:** Miranda Gutierrez <[miranda@legalservicecenters.com](mailto:miranda@legalservicecenters.com)>  
**Subject:** Re: 16272 Chipper Lane, Huntington Beach - eviction

Thank you, Ron. Do you have a copy of the notice for my records?

On Mon, Jan 23, 2023 at 6:14 PM Ron Castaneda <[ron@legalservicecenters.com](mailto:ron@legalservicecenters.com)> wrote:

Mr. Cao,

This email serves as confirmation the 3-Day to quit was served upon your tenant earlier this afternoon.

Respectfully,

Ron Castaneda, L.D.A., 2L  
**LEGAL SERVICE CENTERS**  
8689 Sierra Avenue, Suite B  
Fontana, CA 92335

(909) 271-1123 Office  
(888) 235-4244 Facsimile

[www.legalservicecenters.com](http://www.legalservicecenters.com)

“Sent from my smartphone—please excuse the brevity and grammatical errors.”

On Jan 23, 2023, at 11:25 AM, Ron Castaneda <[ron@legalservicecenters.com](mailto:ron@legalservicecenters.com)> wrote:

Good morning,

I project the notice be served later this afternoon. The project for all evictions despite the cause, is generally two months. I will confirm with you later today once I have confirmation of server notice.

Respectfully,

Ron Castaneda, L.D.A., 2L  
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“Sent from my smartphone—please excuse the brevity and grammatical errors.”

On Jan 23, 2023, at 8:51 AM, Mark Cao <[mark.cao@gmail.com](mailto:mark.cao@gmail.com)> wrote:

Hi Ron,

When you have an idea of around when the notice will be served, would you please let me know?

Also, just as an informal rule of thumb, is two weeks about the expected time frame till when the sheriff will force out the tenant? Assuming:

- \* the tenant doesn't comply with the 3-day notice
- \* the tenant does not oppose the court complaint

Thanks,  
Mark

On Fri, Jan 20, 2023, 5:23 PM Ron Castaneda <[ron@legalservicecenters.com](mailto:ron@legalservicecenters.com)> wrote:

Perfect,

Thank you for the update and thorough description. I have put the file together and will prepare and email you an invoice to secure payment so I can work towards having the notice prepared and served on Monday. Once notice is prepared, we shall email you a copy for your records.

Respectfully,

## Ron Castaneda

Ron Castaneda, L.D.A.; 2L

Legal Service Centers  
8689 Sierra Avenue, Suite B  
Fontana, California 92335

(909) 271-1123 Office  
(888) 235-4244 Fax.

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**From:** Mark Cao <[mark.cao@gmail.com](mailto:mark.cao@gmail.com)>  
**Sent:** Friday, January 20, 2023 4:22 PM  
**To:** [ron@legalservicecenters.com](mailto:ron@legalservicecenters.com)  
**Subject:** 16272 Chipper Lane, Huntington Beach - eviction

Ron,

Here are the facts of assault, as alleged by Annalise Hunt.

Annalise is an 80 year old woman who is also a tenant at 16272 Chipper Lane in Huntington Beach. On 12/25/2022, she was vaginally raped by Ken VanNatta. Her injuries were not only vaginal, but also included bruises to her shoulder and ribs from an assault. On that same day, 12/25, she went to Fountain Valley Regional Hospital Emergency Room. She believes the hospital then filed a police report.

On Wednesday, 1/18/2023, Annalise's hand bag was stolen by someone inside the house. She believes the thief was Ken VanNatta, since he was the only person in the home who could have taken the bag. She later found the bag dumped in the garage, but missing her phone and wallet.

She has reported Mr. VanNatta often being menacing, threatening and crude toward her. Please note that Mr. VanNatta is openly a porn addict, evident from his social media Web pages: <https://mobile.twitter.com/5dbd81c417cd4a6>

Mark