

Daily Pilot

WEDNESDAY, MARCH 1, 2023 /// dailypilot.com

State audit recommends more transparency at OCPA

Power authority has a mission of offering competition with SoCal Edison, encouraging green infrastructure.

BY ERIC LICAS

The California state auditor advised that the Orange County Power Authority “increase the transparency of its operations” and raised concerns about some of its past dealings in a report released Tuesday.

It came out hours before Irvine

officials considered a motion on whether the city will remain in the embattled community choice energy program. Officials in Huntington Beach have also been exploring the possibility of leaving the clean energy co-op.

“The whole audit reveals a lot of structural concerns that we had before that have now been borne to be true,” said Casey McKeon, the Huntington Beach councilman acting as the city’s representative on OCPA’s board of trustees. “There’s potential financial risk that imposes on the city and its taxpaying residents, and

so we want to understand what our options are, whether we stay or leave.”

The goal was for OCPA to be a competitive alternative to Southern California Edison with the mission of encouraging development of green infrastructure in Orange County. The community choice energy program currently supplies power to residents and businesses in Huntington Beach, Irvine, Fullerton and Buena Park.

It had been contracted to serve unincorporated communities of

See **OCPA**, page A2



File Photo

BRIAN PROBOLSKY, Orange County Power Authority’s chief executive, speaks during a memorandum of understanding signing ceremony last year in Irvine.



Photos by Don Leach | Staff Photographer

AFTER CLEARING storms in Southern California, the mountains of the San Bernardino National Forest are illuminated by blankets of heavy snowfall, top to bottom and across the whole range, as seen from a view at Alta Laguna Park in Laguna Beach on Monday.

More showers to grace O.C. as winter weather lingers

BY ERIC LICAS

Orange County saw a brief respite from heavy rain resulting in a road closure and other headaches along the coast over the weekend, but light showers were forecast to return earlier in the week, building up to expected downpours today.

The storm led to flooding that shut down Pacific Coast Highway between Saturday morning and Sunday morning, Huntington Beach spokeswoman Jennifer Carey said. A berm raised to fend off high waters along Sunset Beach has held so far.

Heavy flooding at 17th Street and Pomona Avenue in Costa Mesa damaged at least one vehicle parked there, resident Sara Brock Rollins said. There were reports of falling tree limbs and pools of standing water in Newport Beach but no major emergencies in the streets in that city, Newport Beach Fire spokesman Josh Leith said. Rain appeared to have loosened soil around a eucalyptus tree that was knocked down by high winds at Bluebird Park in Laguna Beach, city spokes-

See **Weather**, page A2



A FULL rainbow appears in a beam of sunlight as a rain storm flurry passes overhead on Lombardy Street in Laguna Beach last week.

Thieves target Fashion Island

2 suspects nabbed, more at large after alleged burglars crash into shopping center, steal high-end merchandise.

BY SARA CARDINE

Two burglary suspects were arrested Monday, and two more remain at large, after they allegedly crashed two vehicles into the Neiman Marcus and Louis Vuitton stores at Newport Beach’s Fashion Island and stole more than \$100,000 in merchandise.

Newport Beach police spokesman Sgt. Shawn Dugan said a call came in at 3:45 a.m. Monday from security personnel at the outdoor shopping center regarding a commercial burglary in progress.

“There were actually two separate vehicles that were driven into the building on opposite sides of the structure through the entrance doors,” Dugan said Tuesday, indicating that the two stores are connected internally but both have doors to the outside parking lot area.

Dugan described one vehicle as an older model Ford Explorer, while the other appeared to be a sedan or small SUV of unknown

See **Thieves**, page A2

ALSO FROM THE DAILY PILOT:



James Carbone

GOLDEN GOAL STUNS MARINA GIRLS’ SOCCER IN CIF DIVISION 3 FINAL PAGE A4

Newly renovated Patty & George Hoag Cancer Center debuts

BY LILLY NGUYEN

Monday was the first time that Melinda Hoag Smith saw the completed renovation of the cancer center that bears her family name with all its bells and whistles. Hoag Smith said she’d seen sections of it as work was underway over the last two years, but hadn’t yet had a chance to see it up and operating.

The center officially reopened just last week. As Hoag Smith arrived to take a look Monday, the hallways bustled with nurses coming to and from patients, with no shortage of responsibilities to be handled.

“When I walked in through the front door, I thought that this place felt so peaceful and welcoming,” said Hoag Smith, the

president and chief executive of the George Hoag Foundation.

“I just really like the feel of it — the openness — so when patients come here, not only do they have beautiful surroundings, but they’re coming to the best medical and cancer care certainly in our area and beyond.”

She smiled as she paused and looked at a wall decorated with photos of her late parents, George and Patty Hoag, as well as a family portrait in which she can be seen. Her husband, Chuck Smith, who serves as the executive director of the foundation, joked he always stopped by the wall to see the photo of Melinda.

Construction began in 2021 on the Patty & George Hoag Cancer

See **Center**, page A3



Scott Smeltzer
Staff Photographer

HOAG RECENTLY reopened the new Patty & George Hoag Cancer Center in Newport Beach.

VETERAN Delane Kellogg, left, chats with kids at the traveling exhibition Wreaths Across America during a stop at Our Lady Queen of Angels school in Newport Beach on Monday.



Photos by Don Leach | Staff Photographer

Vets exhibit visits Our Lady Queen of Angels

Children and locals got their chance to visit the Wreaths Across America traveling exhibition Monday as it dropped by for its one and only Orange County stop this year.

The exhibition, which is inside of a 48-foot-long trailer, features through displays and visual representations and highlights some of the actions taken in wars with American representation. It also honors Vietnam War veterans in particular in coordination with the United States of America Vietnam War Commemoration and serves as a sort of mobile "welcome home."

"Simply put: it's a tribute to our nation's veterans on wheels. It has several types of displays on-board, including a movie theater," said organization spokesman Sean Sullivan. "We teach about our efforts to honor our nation's veterans every year and we are an official Vietnam Veterans welcome home location who has a special pin, ceremony and proclamation from



SIGNATURES FROM Vietnam veterans can be seen on posters as part of the traveling exhibition.

a U.S. president to welcome them home properly.

"Our only thoughts are to show respect for the area veterans and teach the younger generation in the area about the gift of freedom that those veterans have entrusted us with," Sullivan said.

The exhibit was last in California in 2021 and stopped off in Huntington Beach during that trip.

This is only a part of what the nonprofit does, having initially been

founded for the coordination of efforts to place wreaths on the graves of American servicemen across the country. The stop Monday was co-sponsored by Our Lady Queen of Angels and the Col. William Cabell chapter of the Daughters of the American Revolution.

The exhibition will next visit Carlsbad, San Diego and El Centro in March before heading off to complete the rest of its national tour.

— Lilly Nguyen

OCPA

Continued from page A1

Orange County, but the Board of Supervisors voted to leave the program in December. The county's departure came after the Orange County Grand Jury had raised questions in June about accountability from OCPA's leadership, as well as an investigation commissioned by the supervisors that found a large portion of energy customers had opted out of its service.

Projections at the outset of OCPA's creation predicted that it would be able to absorb the loss of some revenue if it did not meet its goal of 95% participation from potential customers. But those forecasts also described anything at or below 80% as a "worst case scenario," according to the report issued by California state auditor Tuesday.

As few as 77% of residents in communities participating in the program were getting their power from it, according to auditors.

Most customers who chose to go back to SoCal Edison for service did so within the first weeks of the clean energy alternative's operation, and since then its customer base has been growing, OCPA Director of Communications Joe Mosca said.

Financially, they are "in the black," Chief Executive Brian Probolsky said during an interview Tuesday.

None of OCPA's activities appeared to have violated any laws. However, it has "demonstrated a pattern of contracting practices that were non-competitive and that reduced accountability by repeatedly circumventing and violating its own policies," State Auditor Grant Parks wrote in a letter prefacing the report his office published Tuesday.

One series of decisions by OCPA leadership scrutinized in the report involved a contract for marketing and communications services they sought to fill in March 2021. State auditors reported that an initial proposal executives received was split into three contracts, each totaling less than \$125,000.

Keeping the value of those deals under that

amount allowed OCPA's chief executive to approve the contracts without seeking approval from its board of directors or going through a formal bidding process, according to the auditor's report. Over time, two of those three agreements were amended and extended. The final price tag of one came out to about \$260,000, and another totaled about \$590,000.

Roughly \$1.27 million had been paid to the three contractors listed in what had initially been one proposal. OCPA officials renewed all three contracts with them in March 2022 without soliciting bids from competitors, according to the report.

Officials at the green-energy collective were re-evaluating those deals, as well as one involving a contract for financial services also mentioned in the auditor's report, Mosca said.

"Things like that, those are all concerns right away that just jump off of the page," McKeon said.

He, Mayor Tony Strickland and other members of the Huntington Beach City Council have voiced interest in leaving the community choice energy program. They are in the middle of "fact finding" and have been requesting detailed information about the deals OCPA has made with energy suppliers since December but have not yet received any, McKeon said.

"Until I see that, I don't know if there's hope [of re-establishing my confidence in the OCPA]," he said. "Obviously these audit reports are pretty scathing, and you would think they would make changes. There have been minor tweaks around the margins so far, but the concern is that this should never have happened in the first place."

The auditor's report pointed out that OCPA has been attempting to hire a power resource director, an internal position responsible for overseeing energy purchases, since May. For now, it works with an outside consulting firm to secure deals with power suppliers. It has entered into over \$1 billion in power contracts so far.

Probolsky noted that the firm OCPA works with

is the same one that advises other community choice energy programs and that the energy market can be extremely volatile.

The auditor's report stated that the cost OCPA pays "varies among agreements, sometimes significantly."

OCPA has made more information available to the public in an effort to increase transparency since concerns were raised by the Grand Jury in its probe in June. Probolsky said his staff plans to submit a plan to address the issues raised in Tuesday's and past reports at the next meeting of the authority's board of directors and will be providing updates to the state auditor on a regular basis.

"I think it's important to note that we're new, right?" Probolsky said. "And as a new program, we only launched a year ago, we have the critically important mission of climate action and a focus on continued improvement that's going to allow OCPA to reach our goal of providing businesses and residences a choice in their energy for the first time, ever."

The net impact generating a portion of OCPA's energy from renewable sources was equivalent to removing more than 200,000 gas-powered vehicles from the road each year, Probolsky said. He added that before the cop existed, Southern California Edison had been the only utility delivering electricity to most of Orange County.

McKeon said he understands consumers don't want a monopoly and he "totally" agrees. "But I don't know if the government is the best vehicle to create competition."

Huntington Beach city officials will continue weighing their options, McKeon said.

A motion brought by leaders in Irvine about a "possible withdrawal" from the green energy cop was scheduled for discussion on the agenda for their City Council meeting Tuesday evening. The outcome of that discussion was not known as of press deadline.

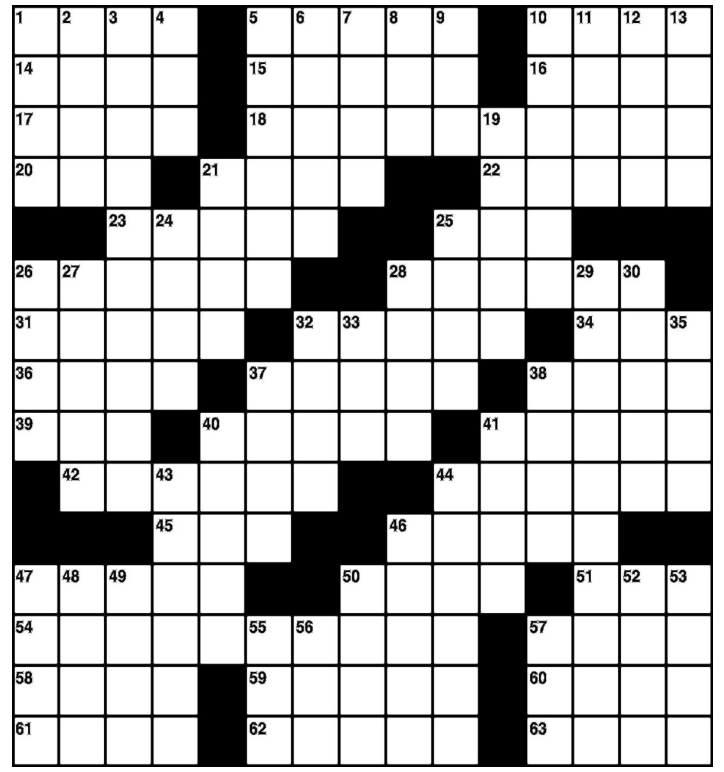
eric.lिकास@latimes.com Twitter: @EricLicas

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

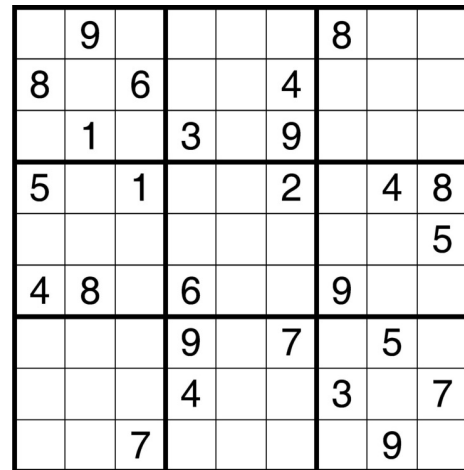
- 1 Clutter
5 Nut variety
10 Spot
14 Apiece
15 " _ Lucy" of old TV
16 Flatfish
17 Cafeteria item
18 Rote learning method
20 White _; termite
21 Look toward
22 Thick sweet drinks
23 Stretch of land
25 Tenement bldg. unit
26 Peace pact
28 Kings and queens
31 Mysterious
32 Unreliable
34 Have unpaid bills
36 Enthusiastic
37 Tackle box items
38 Dog bane
39 Trot
40 Blacksmith's furnace
41 Beverly __, CA
42 Haughtiness
44 In a light & breezy way
45 Banned crop spray
46 Primp
47 Sun blocker
50 Speaker's platform
51 Wildebeest
54 Sad feeling of isolation
57 "Planet of the __"; 1968 film
58 Hostels
59 Take one bite of



SUDOKU

By The Mepham Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit sudoku.org.uk.



For answers to the crossword and Sudoku puzzles, see page A4.

DOWN

- 1 "As I was going to St. Ives, I _"
2 Make money
3 Strewing
4 Bashful
5 Robbery at sea
6 Elite group
7 Deal with tough times
8 " _ Maria"
9 Word attached to work or flix
10 Real _; Century
21's business
11 Patio pot filler
12 Scheme
13 Hankerings
19 Insinuate
21 Destiny

- 24 Bug killer
25 Diving seabirds
26 Sorrowful drop
27 Musical variety show
28 Womanizer
29 Pie crust flattener
30 Bloat
32 Paper to be filled out
33 Journal
35 Simple
37 Party giver
38 Blaze
40 Castro, for one
41 Hastens
43 Most peculiar
44 Ascends
46 Craft class need
47 _ up; make an error
48 Sharpen
49 Raggedy _; classic dolls
50 Mr. Arnaz
52 Bookish fellow
53 _ one's head; thinks wisely
55 " _ Complicated"; 2009 film
56 Short rest
57 Profound reverence

Tribune Media Services



Don Leach | Staff Photographer

BURGLARS DROVE two cars into the entrances of the Neiman Marcus and Louis Vuitton stores at Newport Beach's Fashion Island early Monday.

THIEVES

Continued from page A1

make and model.

When officers arrived on scene, the suspects got into a third vehicle and fled the scene, engaging officers in a pursuit through a portion of Newport Beach and onto the 73 Freeway. California Highway Patrol officers joined in the freeway pursuit, following the suspect vehicle onto the 405 Freeway.

During the course of the chase, suspects were seen throwing the stolen merchandise — primarily high-end Louis Vuitton handbags — from the vehicle as it traveled from Orange County northward toward Los Angeles County, Dugan reported.

Los Angeles police officers eventually intercepted the vehicle and detained two of the suspects, a man and a woman. At least two other suspects fled on foot and were still at large on Tuesday.

The two detained — Ahmad Rahman, 25, and Tylyse Bell, 28, both from Los Angeles — were taken back to Newport Beach, where they were booked on charges of commercial burglary and conspiracy to commit commercial burglary. Rahman was also charged with felony evading police officers, Dugan confirmed.

As of Tuesday, they were being held in Orange County jail on \$200,000 bail and had court appearances scheduled for that day. Dugan said officers are

working with the stores' loss prevention officers to inventory the stolen and discarded items, initially estimated to have a collective value of \$100,000.

"A majority of the stolen property was recovered by our officers," he added. "They're still determining an exact loss from the store."

All three vehicles were impounded and are being stored while the investigation is ongoing. Dugan said it was unclear whether the vehicles used to crash into the store entrances may have been stolen.

A spokesperson for Fashion Island Tuesday declined to comment on the incident.

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WEATHER

Continued from page A1

woman Cassie Walder said.

Skies partially cleared to allow for highs in the mid and upper 50s at the start of the workweek, National Weather Service Meteorologist Brandt Maxwell said. But temperatures were expected to creep back down over the next few days.

"It should go on for a few hours as nothing too heavy,

mostly off and on," Maxwell said.

Light showers were expected to taper off by Tuesday afternoon. Another, slightly heavier bout of rain was expected to pass through Southern California later that night and dump between half an inch to an inch of rain in most parts of Orange County before leaving the region tonight.

Clouds are expected to part allowing for sunshine

and warmer weather on Thursday and Friday. Highs should be in the 60s by Thursday, Maxwell said.

This week's showers appear to be an echo a historic storm that prompted a blizzard warning in Southern California. Hail was reported in portions of Orange County, along with lows in the 40s last week.

"It's not over yet," he said.

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FOR THE RECORD

A story in the Feb. 26 edition of the Daily Pilot & TimesOC misstated which communities had used a Youth Reinvestment Grant to contract with Waymakers' diversion program. Those six cities were Costa Mesa, Newport Beach, Orange, Westminster, Tustin and La Habra.

A story in the Feb. 24 Daily Pilot incorrectly stated South Coast Safe Access was the first retail cannabis applicant to be denied by the Costa Mesa Planning Commission. An earlier project was denied in August 2022.



Photos by Scott Smeltzer | Staff Photographer

CHUCK SMITH and Melinda Hoag Smith at the renovated Patty & George Hoag Cancer Center on Monday.

CENTER

Continued from page A1

Center, which initially opened in 1990, to expand and redesign its existing infusion floor and the addition of more physicians' offices to bring in more experts beneath the same roof. Services were temporarily shifted elsewhere to other parts of the hospital network.

Robert Braithwaite, president and chief executive officer of Hoag Hospital, said the move to renovate came out of a desire to expand into developing technology.

"Technology drives a lot of cancer care and we needed to incorporate more state of the art technology," Braithwaite said, adding, for example, that on the first floor of the center, which focuses on radiology and oncology, there are now linear accelerators that can target cancerous tissues more precisely to avoid damaging potentially healthy tissues.

The expansions to the center allows for patients to access care from top-down, according to Braithwaite, with experts to handle scheduling, labwork, pharmaceuticals and medical experts that work on individual treatment plans. Patients additionally have the ability to be treated together or alone depending on their preferences. There are also amenities for family members and caregivers who are sharing those same spaces while accompanying a patient.

"A lot of [our design notes] comes directly from the patients. What do they need? What do they want? Over our years of so many patients, you learn what they need," Braithwaite said. "In healthcare gener-

ally, it's episodic. I get this here. I get that there and the next thing here. Usually, the patient is moving through the system at different points and locations.

"In the cancer center, we took everything and said, 'Let's have everything move around the patient' and, so, when they come here, all their laboratory work is done here. Their chemo infusions are done here. All their social services that they might need are done here. Financial assistance is done here. Medical oncology is upstairs, done here. Surgical oncology, it's all in one place where the whole system moves around the patient as opposed to the patient moving around the system."

Hoag Smith nodded to the hospital recently passing its 70th year in operation last fall, describing her involvement in the family legacy as "amazing."

"My grandparents, along with my father that started the George Hoag Family Foundation, which was the benefactor of the hospital, they just loved this community," Hoag Smith said, adding that the hospital was a memorial to her grandparents, George and Grace Hoag.

"She wanted something for this community that would go on and prosper," Hoag Smith said of her grandmother.

"My dad lived very close on Lido; he would come up to the hospital almost every day," she continued. "He was chairman of the board for a very long time and he was active in planning and it was really his love. When I say our family is really connected, we have had a love affair with this hospital for a long time."

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ROBERT BRAITHWAITE, the president and CEO of Hoag Hospital, talks about the new technology at the Patty & George Hoag Cancer Center in Newport Beach on Monday.

MARKETPLACE

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

Legal Notices

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 March 15, 2023. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following.
TENANT NAME SPACE NUMBER
Lane Frechette 2210
Jack Ambriz 2286
Kathryn Rizzi 2476
Armando Escobedo 3080
Samantha Merwin 3125
Jeffrey Gonsalves 3385
Luis Herrera 3531
Steven Hirsch 3533
Steven Hirsch 3610
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 March 1, 2023, and March 8, 2023. Auction Listed on storage treasures.com. Final bid at 12:00 noon.
3/1, 3/8/23
CNS-3673667#
DAILY PILOT

Legal Notices

T.S. No. 105075-CA APN: 155-243-28 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 3/23/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/29/2005 as Instrument No. 2005000770056 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: LES AKERS AND MEGAN AKERS, HUSBAND AND WIFE AS JOINT TENANTS 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 20972 SURGE LN, HUNTINGTON BEACH, CA 92646 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$929,128.35 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. 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 or its predecessor 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 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 105075-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: Effective January 1, 2021, 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 105075-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

Legal Notices

Title Order No.: 05946948 Trustee Sale No.: 86105 Loan No.: 399388113 APN: 425-094-22 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/24/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 3/8/2023 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/4/2022 as Instrument No. 2022000129038 in book // //, page // // of official records in the Office of the Recorder of Orange County, California, executed by: JUDITH L. FOLK, SUCCESSOR TRUSTEE OF THE ROGER AND JUDITH FOLK TRUST ESTABLISHED AUGUST 25, 1999 , as Truster DANIEL W. POWERS AND DEBORAH A. POWERS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS TO A 100.00% (\$820,000.00) UNDIVIDED INTEREST , 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: LOT 22 IN BLOCK 31 OF THE FIRST ADDITION TO NEWPORT HEIGHTS, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 94 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA 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: 511 SANTA ANA AVENUE NEWPORT BEACH, CA 92663. 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: \$ 887,720.64 (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 to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 2/6/2023 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.# 86105. 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 86105 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.

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HEALTH CARE RFP 23-19 Health Officer Services

The County of Shasta, California invites responses to Request for Proposals (RFP) 23-19 to provide Health Officer services. RFP Closing Date: March 10, 2023 at 2pm. GET ADDITIONAL INFORMATION at www.shastacounty.gov/purchasing/page/competitive-procurements.

Contact Leticia Swanson at llswanson@co.shasta.ca.us

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Legal Notices

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GIRLS' SOCCER

Marina falls short of CIF Division 3 crown

BY MATT SZABO

LONG BEACH — A lightning strike in the distance was enough to postpone Saturday's CIF Southern Section Division 3 girls' soccer title match for 30 minutes before overtime began.

Marina and Moorpark both went back to the locker room tied 1-1.

A few minutes after play began again, a lightning strike from the foot of Moorpark sophomore Zaina Barakat was enough to lift her team to a CIF championship.

Barakat's cross-cage golden goal in the 85th minute, from about 25 yards out, found the upper left corner. It lifted the Musketeers to a 2-1 overtime victory over the Vikings at Veterans Memorial Stadium.

Moorpark (17-4), seeded No. 3, kept the pressure on the Vikings (11-6-7) for much of the match. Barakat found herself open in space and made the most of it in a match that was played in on-again, off-again rainy conditions.

"It was a hard-fought game, for sure," Marina coach Heath Oberle said. "Moorpark's a great team. They brought it to us from



James Carbone

MARINA HIGH girls' soccer players react after losing to Moorpark, 2-1 in overtime, in the CIF Southern Section Division 3 title match on Saturday.

the very beginning. We had to make some adjustments to match their intensity and their effort, and I felt like we started getting that momentum and matched it. Once you go into [overtime], anything can happen. The girl struck a great shot, and game over. It's that quick."

Moorpark indeed put the pressure on early and often, but Marina sophomore goalkeeper Taylee Vo (10 saves) made a couple of

standout stops to keep her team in it.

In the 12th minute, Vo deflected a shot from Gianna Foss over the crossbar. On the ensuing corner kick, Vo deflected it off the bar.

Moorpark finally broke through in the 22nd minute. A corner kick from the left by Barakat resulted in a scrum in front of the net for several seconds. Play continued, and Moorpark junior Kamryn Beaver stuck in

her fifth goal of the season.

It was the first time the Vikings, making their first CIF finals appearance since 1995, had been scored upon this postseason.

"Me and one other girl were on the floor, and we couldn't get up because everyone was just on top of us," Marina senior defender Kiera Miskelly said. "Unfortunately, it went in. It wasn't a very solid goal, but things like that happen."

Marina answered in the

35th minute, as senior defender Riley Crosby had a deep throw-in. The ball got knocked around and eventually came back to Crosby, who lofted a perfect shot from near the left sideline, 30 yards out, into the upper corner of the net.

The goal was reminiscent of junior Sarah Sumrall's goal at Corona del Mar in the regular-season finale, which helped the Vikings earn the Wave League title.

Marina senior forward Samantha Esparza had a good shot from the right late in the half, but Moorpark senior goalkeeper Emma Ott was able to deflect it wide.

The Coastal Canyon League champion Musketeers, who won their first CIF title since 2017, kept up the pressure in the second half, with junior Naomi Tobias serving up same dangerous crosses. But Vo and a defense led by center backs Miskelly and Erika Torrez held strong, and Marina earned its share of chances as well.

Then came the lightning stoppage.

"I'm from Ohio, so I've dealt with lightning storms and having to wait," Oberle said. "I felt like most of them have not had to experience that, so it was really

just trying to get them to relax and catch their breath."

The Vikings did, but Moorpark's relentlessness eventually paid off.

"[Barakat] realized it was in her range," Moorpark coach Mike Alexander said. "She looked up, saw the keeper was off her line and just went for it. We just knew that someone has to be the hero in this game, and it's going to be either one of us or one of them. I'm just very happy that she stepped up, took advantage of the opportunity and scored a great goal."

Both teams continued their seasons Tuesday in the CIF State Southern California Regional playoffs. Marina won its Division III regional opener 2-0 against Bakersfield Centennial.

Oberle said he told his players to use the pain of losing Saturday's match and use it as fuel for the next round. Miskelly seemed to get the message.

"Obviously it's not the result we wanted today, but we still have the opportunity to go make something like this happen again if we keep grinding it out," she said. "It's nice to know that we're not done yet."

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BOYS' BASKETBALL

Jordan denies Sage Hill first CIF title in Division 4A final

BY MATT SZABO

There is an analogy that Sage Hill School boys' basketball coach D'Cean Bryant has used this year involving cows and buffaloes.

Both of them can sense storms. But they react in totally different ways.

"The cows run away from the storm, and the buffalo goes to it," Bryant said. "The buffalo always runs toward the storm. If you ever think about it, after the storm, it's always clear. Things are pretty, right? But you've got to go through the storm. Everything you want is on the other side of hard. You keep running like the cows, you're going to get tired, you're going to get swallowed up."

The Lightning made it through a rough preseason to win the Pacific Coast League title, and brought an

11-game winning streak into the CIF Southern Section Division 4A title game against Long Beach Jordan.

On a rainy Saturday afternoon, Bryant said he again felt that Sage Hill ran toward the storm. But this time it was in a losing effort, as No. 2-seeded Jordan won 68-57 at Edison High.

No. 4-seeded Sage Hill (15-12), making its second CIF finals appearance, was denied its first title.

Junior Carter Bryant had 22 points and 16 rebounds for the Lightning, who battled back from a slow start but were ultimately unable to overcome a 0-for-11 shooting night from three-point range. Senior guard Andrew Cobb added 12 points, while senior guard Shaan Patel and junior post Johnny Mayhew had eight points each.

Senior guard Dennis Red-

mond Jr. scored a game-high 23 points for Jordan (21-12), and senior guard Kane Young added 17 points.

But it was a third senior guard, Franklyn Chambers, who came alive in the fourth quarter to score 10 of his 14 points.

"Hat's off to [Jordan]," D'Cean Bryant said. "We made a run, kept pushing and pushing and they responded with some big-time buckets. We lost some defensive assignments in transition, and that's how they scored. It wasn't anything that we didn't see. I thought we made a better adjustment to their pressure in the second half, which allowed us to stay in the game and have a chance at winning it."

Sage Hill only led briefly in the second quarter, but made a late push. Down 56-

47 after three quarters, the Lightning pulled within three, at 56-53, on a dunk by Carter Bryant off a steal with 5:10 remaining.

The deficit was just six points inside of four minutes, but three straight lay-ups by Chambers helped seal the deal for the Panthers.

"Both teams earned the right to be here," said Jordan coach Chris Francis, who led the Panthers to their fourth CIF title and first since 1996. "I just think it was us sticking to J-Town basketball — controlling the tempo, sharing the ball. I thought we did a tremendous job on Carter Bryant. He's a special talent, obviously, and I thought we slowed him up just enough to get the hardware."

Sage Hill played CIF City Section Division 1 champion Grant High in the first



Don Leach | Staff Photographer

SAGE HILL'S Carter Bryant dunks after a fast break during the CIF Southern Section Division 4A championship game against Long Beach Jordan on Saturday.

round of the CIF State Southern California Regional playoffs on Tuesday. The Lightning fell 59-57.

On Saturday, D'Cean Bryant had nothing but praise for his team.

"You come into a new program and you're not sure," said Bryant, who previously coached at Fountain Valley. "You don't know what's going to happen. [Our season] is just a testament to [the players] having faith in the coaching staff,

and bigger, having faith in themselves. And then, ultimately, the administration having faith in us as a coaching staff that we could put this together. For us to make this run is amazing. I know we came up short ... but ultimately you just get to a point where you ask, what did we learn from this?"

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LEGAL NOTICE

**NOTICE TO CONTRACTORS CALLING FOR BIDS
COAST COMMUNITY COLLEGE DISTRICT**

NOTICE IS HEREBY GIVEN that the Coast Community College District ("DISTRICT"), acting by and through its Board of Trustees, will receive sealed bids for the award of a contract for the following named Project. Bids will be received up until, but not later than, the bid deadline listed below.

Project Name: **Coastline College Westminster Campus Roofing and Walkway Project**
 Bid Number: **Bid #2184**
 Advertisement: **3/1/23 & 3/8/23**
 Pre-Bid RFI Deadline: **3/15/23, 12:00 P.M.**
 Bid Deadline: **3/23/23 Prior to 2:00 P.M.**

A MANDATORY pre-bid job-walk will be held at 9:00 A.M., March 9, 2023, in front of building, 14120 All American Way, Westminster, CA 92683.

Place of Bid Receipt: All bids shall be submitted electronically via the PlanetBids Vendor portal located on the District Website (<https://pssystem.planetbids.com/portal/36722/bo/bo-detail/102649>), including the forms furnished by the District, prior to the bid closing date and time, and results will be available immediately upon the close of bids. Incomplete, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness.

Project Description: Roof and concrete restorations systems installed over identified areas at the Westminster Campus. **MUST BE A TREMCO APPROVED INSTALLER.** It is anticipated that the Project will commence on March 20, 2023 and be completed by May 4, 2023.

Each bidder shall be a licensed contractor pursuant to Business and Professions Code Section 7028.15 and Public Contract Code Section 3300. The District requires that the bidder possess at the time of bid, and maintain throughout the duration of the Agreement, the following license classification(s):

Bid Package	Trade	License	Engineer's Estimate
1	Roofing	A, B, C-39	\$490,000

DIR Registration. Each bidder submitting a proposal to complete the work, labor, material, and/or services ("Work") subject to this procurement must be a Department of Industrial Relations ("DIR") registered contractor pursuant to Labor Code Section 1725.5. A bidder who is not a DIR-registered contractor when submitting a proposal for the Work is deemed "not qualified" and the proposal of such a Bidder will be rejected for non-responsiveness. Pursuant to Labor Code Section 1725.5, all subcontractors identified in a Bidder's subcontractors' list shall be DIR-registered contractors as well.

Prevailing Wage Rate ("PWR") Monitoring and Enforcement. The Work is subject to payment of the PWR. The Contractor and all Subcontractors of every tier shall pay laborers performing any portion of the Work not less than the PWR established for the labor provided. Pursuant to Labor Code Section 1771.4(a)(4), PWR monitoring, and enforcement shall be by the DIR.

More information regarding this project can be found on the PlanetBids Vendor portal listed above. Further inquiries should be directed to the District's Purchasing Department at purchasing@cccd.edu.

Published in the Daily Pilot on: March 01, 2023 & March 08, 2023

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