



**Legal Notices-CAL****Legal Notices-CAL**

regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$15,208.44 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, PEPPER TOWNEHOMES ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Notice

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing at 10:00 a.m. on June 12th 2020 @ 4380 Pacific Hwy, San Diego, CA 92110  
 YEAR/MAKE/MODEL: 1968 STARCRAFT BOAT  
 HULL: 6864731  
 CF#: 3949F, CA  
 YEAR/MAKE/MODEL: 2007 SPCNS BOAT  
 TRAILER  
 VIN: CA932315  
 PLATE: 4GX8205, CA  
**East County Californian- 06/05/2020 -96432**

**CITY OF SANTEE  
 NOTICE OF PUBLIC HEARING  
 CDBG ANNUAL ACTION PLAN AMENDMENT  
 FOR PROGRAM YEAR 2019**

**NOTICE IS HEREBY GIVEN:** that the City of Santee will conduct a public hearing before the City Council on June 10, 2020 at 6:30 p.m., or soon thereafter, to discuss the draft Annual Action Plan Amendment for the use of Community Development Block Grant – Coronavirus (CDBG-CV) and CDBG entitlement funding during Program Year 2019. This Amendment is available for a 5-day public review and comment period from **June 5, 2020, to June 10, 2020** on the City of Santee's website at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov).

This amendment will enable the City of Santee to receive and administer a special allocation from the U.S. Department of Housing and Urban Development to be used to prevent, prepare for and respond to COVID-19. This allocation was authorized by the CARES Act, Public Law 116-136, and included \$162,104 under Community Development Block Grant Coronavirus (CDBG-CV) Funds and reallocated Program Year 2019 CDBG Entitlement funds in the amount of \$85,389.

As part of this amendment, the City of Santee has revised the Community and Citizens Participation Plan to include the 5-day comment period as indicated above, virtual public hearings and other changes. The revised Community and Citizens Participation Plan is available for review on the City of Santee's website at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov) from June 5, 2020 to June 10, 2020.

Residents wishing to submit written comments during the public review and comment period may email them to [bcrane@cityofsanteeca.gov](mailto:bcrane@cityofsanteeca.gov) or mail them, postmarked no later than June 10, 2020 to the following address:

City of Santee – Department of Development  
 Services  
 Attn: Bill Crane  
 10601 Magnolia Avenue  
 Santee, CA 92071

The One-Year Annual Action Plan Amendment provides details of the projects and programs proposed for CDBG-CV and CDBG funds for Program Year 2019. On June 10, 2020 the Santee City Council is scheduled to (1) consider all comments received; (2) approve the projects and programs for the Amended Program Year 2019 Annual Action plan; and (3) authorize the City Manager to submit the Action Plan and application for funding to the U.S. Department of Housing and Urban Development.

**ADDITIONAL INFORMATION:** The June 10, 2020 meeting will be conducted pursuant to the provisions of the Governor's Executive Order which suspend certain requirements of the Ralph M. Brown Act. In an effort to protect the public health and prevent the spread of COVID-19, the City Council Meeting will be conducted via webinar and telephonically. Please check the City's website for information on how to watch or listen to the City Council meeting.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100 at least 48 hours before the meeting, if possible.

**East County Californian 6/5/2020-96578**

Legal Notices-CAL

Legal Notices-CAL

Legal Notices-CAL

Legal Notices-CAL

Legal Notices-CAL

**CALIFORNIAN**  
CLASSIFIEDS  
**441-1440**

#### NOTICE OF VEHICLE LIEN SALE

The following vehicles will be lien sold at 9:00 a.m. on June 19, 2020. The sale will take place at 2444 Barham Dr., Escondido, CA 92029  
2807767 2017 **Ford C-Max Blue** 1FADP5EU3HL104486 7YRH083 CA  
2808172 2013 **Toyota Camry White** 4T4BF1FK2DR330888 7CJK774 CA  
EC Californian - 6/5/2020 - 96539

#### URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE EXTENDING THE TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RENT BY RESIDENTIAL AND COMMERCIAL TENANTS IMPACTED BY THE NOVEL CORONAVIRUS (COVID-19) AND SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY

The City Council of the City of Santee does ordain as follows:  
**SECTION 1. Findings.**

A. The findings set forth in Ordinance No. 575 are still applicable and incorporated herein by reference.

B. The City Council desires to extend the Santee commercial and residential eviction moratorium urgency ordinance to prevent uncertainty and confusion for tenants associated with multiple state and county regulations governing evictions during the COVID-19 pandemic and to provide certainty for tenants on the processes in place to repay deferred rent.

C. This Ordinance is adopted pursuant to the City's police powers and powers afforded to the city in the time of a national, state, county and local emergency during an unprecedented health pandemic, such powers being afforded by the State Constitution, State law and the Chapter 2.32 of the Santee Municipal Code to protect the peace, health, and safety of the public. The Santee City Council finds that this ordinance is necessary for the preservation of the public peace, health, and safety of residents living within the City and finds urgency to approve this ordinance immediately based on the facts described herein and detailed in the staff report. Under Government Code Section 8634, this ordinance is necessary to provide for the protection of health, life and property.

**SECTION 2.** Section 4 of Ordinance No. 575 is amended to read as follows. All other provisions of the Ordinance remain in place.

Ordinance No. 575 shall remain in effect until June 30, 2020. In order to prevent inconsistencies, the Director of Emergency Services may suspend the effectiveness of any provision in this ordinance in the event that the President of the United States, Congress, Governor of the State of California or California State Legislature or other body with jurisdiction adopts an order or legislation that similarly prohibits evictions for failure to pay rent by individuals impacted by the COVID-19 crisis.

#### **SECTION 3. Severability.**

If any section, subsection, sentence, clause, phrase or word of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the remaining provisions of this Ordinance.

#### **SECTION 4. Environmental Review.**

The City Council finds that adoption and implementation of this ordinance is not a "project" for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(5). The effect of the proposed amendment will be to maintain the status quo and extend the existing urgency ordinance for an additional month. No new development will result from the proposed action. No impact to the physical environment will result. The City Council also alternatively finds that the adoption and implementation of this ordinance is exempt from the provisions of CEQA as an administrative activity by the City of Santee, in furtherance of its police power, that will not result in any direct or indirect physical change in the environment, per sections 15061(b)(3), and 15378(b)(5) of the CEQA Guidelines, as well as CEQA Guidelines section 15064(e) (economic regulations).

#### **SECTION 5. Urgency Declaration; Effective Date.**

The City Council finds and declares that the adoption and implementation of this ordinance is necessary for the immediate preservation and protection of the public peace, health and safety as detailed above and as the City and public would suffer potentially irreversible displacement of commercial and residential tenants resulting from evictions for failure to pay rent during the COVID-19 crisis. During this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness during a time of abnormal economic conditions, especially given state and county directives to stay at home. Promoting stability amongst commercial tenancies is also conducive to public health, allowing businesses to follow the advice and directives of public health officials to close and allowing employees to avoid public contact during times of a public health crisis without fear of imminent eviction or foreclosure. Loss of income as a result of COVID-19 may inhibit City residents and businesses from fulfilling their financial obligations, including payment of rent. By extending the local eviction moratorium ordinance for an additional month through June 30, 2020, the City Council desires to prevent uncertainty and confusion for tenants associated with multiple state and county regulations governing evictions during the COVID-19 pandemic and to provide certainty for tenants on the processes in place to repay deferred rent after the initial period of moratorium. The length of the period of federal, state and local emergency is unknown at this time and it is prudent to revisit these emergency response measures as the unprecedented situation and legal landscape evolve. The initial Urgency Ordinance is already in place and these amendments require immediate action so the ordinance does not expire. Under Government Code Section 8634 and Chapter 2.32 of the Santee Municipal Code, this ordinance is necessary to provide for the protection of life and property for the reasons set out herein. The Council therefore finds and determines that the immediate preservation of the public peace, health and safety, and protection of life and property, require that this Ordinance be enacted as an urgency ordinance pursuant to Government Code section 36937 and take effect immediately upon adoption by four-fifths of the City Council.

#### **SECTION 6. Certification.**

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published or posted in the manner required by law.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Santee at a Regular Meeting of said Council held on the 27th of May, 2020, by the following vote:

**AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO**

**NOES: NONE**

**ABSENT: NONE**

**APPROVED:**  
/s/ John W. Minto  
**JOHN W. MINTO, MAYOR**

**ATTEST:**  
/s/ Annette Ortiz  
**ANNETTE ORTIZ, CMC, CITY CLERK**  
**APPROVED AS TO FORM:**  
**BEST, BEST & KRIEGER LLP**  
/s/ Shawn Hagerty  
**SHAWN HAGERTY, CITY ATTORNEY**  
619-258-4100 x114  
East County Californian 6/5/2020-96615

#### NOTICE AND SUMMARY OF A PROPOSED ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, ADDING CHAPTER 2.40.150 TO TITLE 2 OF THE MUNICIPAL CODE ADDING ELECTRONIC AND PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS

Notice is hereby given that at 6:30 p.m. on June 10, 2020, via virtual and telephonic Council Meeting, (please see below for details) the City Council of the City of Santee ("City") will consider the adoption of an Ordinance, which if adopted, will add Chapter 2.40.150 to Title 2 of the Santee Municipal Code, to authorize an elected officer, candidate, committee, or other person required to file statements, reports, or other documents as required by Chapter 4 of the Political Reform Act to file such statements using the City Clerk's on-line system.

If adopted, the Ordinance would add Chapter 2.40.150 to Title 2 and make the following changes to the Santee Municipal Code:

1. Authorize electronic filing of statements, reports, or other documents as required by Chapter 4 of the Political Reform Act, using the City Clerk's online system.
2. Require elected officers, candidates, committees, or other persons required to file statements, to continue to file electronically once they have opted in to online filing, unless they opt out by filing original statements in paper format with the City Clerk.

3. Require the City Clerk to make all the data filed electronically available online for public access, free of charge, including a complete, unredacted copy of any statements.

4. Require the City Clerk to maintain, for a period of at least 10 years, a secured, official version of each online or electronic statement which shall serve as the official version of that record.

The above summary constitutes the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by emailing the City Clerk at [cityclerk@cityofsanteeca.gov](mailto:cityclerk@cityofsanteeca.gov).

In an effort to protect public health and prevent the spread of COVID-19, the Council Meeting will be held virtually and telephonically and can be accessed through the following link: <https://at.tendee.gotowebinar.com/register/7599817081913260302>. You may submit public comment by emailing the City Clerk at [cityclerk@cityofsanteeca.gov](mailto:cityclerk@cityofsanteeca.gov) on or before 5:00 p.m. on Wednesday, May 13, 2020, and up until the item is voted on. Public comment will be limited to 300 words and your comments will be entered into the official Council Meeting record. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public meeting.

The City of Santee endeavors to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office as far in advance of the meeting as possible.

**East County Californian 6/5/2020-96616**

**LAKESIDE UNION SCHOOL DISTRICT**  
Public Hearing on June 18th, 2020 at 4:30 p.m.  
Via Zoom Meeting

**NOTICE OF PUBLIC HEARING AND OF PROPOSAL FOR INCREASING SCHOOL FACILITIES FEES AS AUTHORIZED BY GOVERNMENT CODE SECTION 65995**

Please take notice that immediately following a public hearing on the matter, a resolution will be considered by the Governing Board of the Lakeside Union School District at its regular meeting on June 18, 2020 telephonically via Zoom Meeting, which if adopted by the Board will increase development fees established by the District against residential construction and reconstruction by the maximum of \$2.53 per square foot; while commercial or industrial construction will also be increased to the maximum of \$0.41 per square foot. The proposed fees are authorized by Government Code Section 65995. Data pertaining to the cost of school facilities is available at the District Office. Written comments can be submitted up to one hour prior to the meeting to [derosier@lsusd.net](mailto:derosier@lsusd.net). The increased fee, if approved by the Governing Board, will become effective on August 17, 2020 which is 60 days after the proposed adoption of the resolution levying such fee by the Governing Board.  
**East County Californian 6/5,12/2020-96515**

Want to rent buy or sell?  
Call The Cal Classifieds:  
**441-1440**

**WANTED TO CLASSIFY**



How To Make Your  
Car Disappear...

Simply advertise in the Classifieds  
and get results quickly!

**CALL**

**619.427.3000**

**THE EAST COUNTY CALIFORNIAN**

**CLASSIFIEDS**

**Legal Notices-CAL**

of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of Lien. 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. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this Internet Website [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2019-2214. 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.

**Legal Notices-CAL**

And Are Attempting To Collect A Debt And Any Information We Obtain Will Be Used For That Purpose. For Sales Information, Please Call (855) 986-9342 [www.superiordefault.com](http://www.superiordefault.com) Date: 5/14/2020 S.B.S. Lien Services 31194 La Baya Drive, suite 106 Westlake Village, California 91362 BY: Anissa Young, Sr. Trustee Sales Officer (05/22/20, 05/29/20, 06/5/20, TS#-2019-2214 SDI-18585)

**East County Californian 5/22,29,6/5/2020-96159****Legal Notices-CAL**

T.S. No.: 9462-5405 TSG Order No.: 190989231-CA-VOI A.P.N.: 479-160-27-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/24/2006. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 09/11/2006 as Document No.: 2006-0644343, of Official Records in the office of the Recorder of San Diego County, California, executed by: DONALD R VELASCO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 06/10/2020 at 10:00 AM [PLEASE NOTE: ORIGINAL SALE DATE HAS BEEN POSTPONED TO A FUTURE DATE] Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 The street address and other common designation, if any, of the real property described above is purported to be: 7358 CENTRAL AVENUE, LEMON GROVE, CA 91945 The undersigned

**Legal Notices-CAL**

signed Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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 the trusts created by said Deed of Trust, to-wit: \$ 7 9 , 7 9 7 . 5 2 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site, [\*\*Legal Notices-CAL\*\*](http://www.nationwidepost-</a></p>
</div>
<div data-bbox=)

ing.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-5405. 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. 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. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0369673 To: LEMON GROVE REVIEW 05/22/2020, 0 5 / 2 9 / 2 0 2 0 , 0 6 / 0 5 / 2 0 2 0 , **ECC/Lemon Grove Review 5/22,29,6/5/2020-96148**

NOTICE OF TRUSTEE'S SALE T.S. No.: 19-3294 Loan No.: \*\*\*\*\*4821 APN: 4951104500 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/30/2007. 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

**Legal Notices-CAL**

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. Trustor: DANIEL NELSON, A MARRIED MAN AS HIS SOLE and SEPARATE PROPERTY Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES Recorded 8/6/2007 as Instrument No. 2007-0524866 in book, page The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2010-0504801 and recorded on 09/22/2010. of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 6/19/2020 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$845,043.78 Street Address or other common designation of real property: 5094 MESA TER LA MESA California 91941-4244 A.P.N.: 4951104500 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. 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

**Legal Notices-CAL**

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. All checks payable to Prestige Default Services. 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 (714) 730-2727 or visit this Internet Web site <https://www.servicelinkasap.com/default.aspx>, using the file number assigned to this case 19-3294. 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. Date: 4/28/2020 PRESTIGE DEFAULT SERVICES 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (714) 730-2727 Briana Young, Trustee Sale Officer A-4723760 0 5 / 2 9 / 2 0 2 0 , 0 6 / 0 5 / 2 0 2 0 , 0 6 / 1 2 / 2 0 2 0 **ECC/La Mesa Forum 5/29,6/5,12/2020-96213**

Title Order No. 1417527CAD T.S. No.: NR-51733-CA Reference No. Aragon HOA APN:470-150-06-44 NOTICE OF TRUSTEE'S SALE (NOTICE OF LIEN SALE OF REAL PROPERTY UPON LIEN FOR HOMEOWNER'S ASSOCIATION DUES) (CALIFORNIA CIVIL CODE §§ 5700 and 5710) YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 3/13/2019. 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

**Legal Notices-CAL**

PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. THIS PROPERTY IS BEING SOLD SUBJECT TO THE RIGHT OF REDEMPTION CREATED IN CALIFORNIA CIVIL CODE SECTION 5715(b). On 6/22/2020 at 10:30 AM, Nationwide Reconveyance, LLC As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 3/15/2019 as Document No. 2019-0093633 Book XX Page XX of Official Records in the Office of the Recorder of San Diego County, California, property owned by: Lamont Curtis and described as follows: As more fully described on the referenced Assessment Lien 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 of 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 ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: 470-150-06-44 The street address and other common designation, if any of the real property described above is purported to be: 7715 El Cajon Blvd # 8 La Mesa, CA 91942 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$35,855.60 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale The claimant Aragon Homeowners Association under said Notice of Delinquent Assessment 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

**Legal Notices-CAL**

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. 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 (714) 986-9342 or visit this Internet Web site [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case NR-51733-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. PLEASE NOTE THAT WE ARE A DEBT COLLECTOR Date: 5/20/2020 Nationwide Reconveyance, LLC For Sales Information Please Call (714) 986-9342. By: Rhonda Rorie, Trustee (05/29/20, 06/05/20, 06/12/20 TS# NR-51733-ca SDI-18606)

**ECC/La Mesa Forum 5/29,6/5,12/2020-96391**