

CLASSIFIEDS

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Legal Notices-CAL

No hearing will occur on above date
 Due to the COVID-19 pandemic, which poses a substantial risk to the health and welfare of court personnel and the public, rendering presence in, or access to, the court's facilities unsafe, and pursuant to the emergency orders of the Chief Justice of the State of California and General Orders of the Presiding Department of the San Diego Superior Court, the following Order is made:
NO HEARING WILL OCCUR ON THE DATES SPECIFIED IN THE ORDER TO SHOW CAUSE.
 The court will review the documents filed as of the date specified on the Order to Show Cause for Change of Name (JC Form #NC-120).
 If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC #NC-100) will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to the petitioner.
 If all the requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.
 If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.
A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRIT-
CALIFORNIAN

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 37-2020-00020268-CU-PT-CT
TO ALL INTERESTED PERSONS: Petitioner: RAND ZUHAIR MIKHA filed a petition with this court for a decree changing names as follows: RAND ZUHAIR MIKHA to RAND ZUHAIR BETTO. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
September 14, 2020
8:30 a.m., Dept. 61 Superior Court
330 W. Broadway San Diego, CA 92101
 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian

NEW BUSINESS?
Renewing Your Business Name?
 Publish Your
FICTITIOUS BUSINESS NAME STATEMENT
\$41 FOR ALL 4 WEEKS
FOR AS LITTLE AS **Once you file with us ... you're done!**
 FILE BY FAX, MAIL, EMAIL OR WALK-IN
 119 N. Magnolia Ave., El Cajon • 441-0400
 staff@eccalifornian.com • Fax 441-0020
 (FBNs are non-refundable)

Having A Garage Sale?
 Make it a **BIG EVENT** for just **\$5**



Get up to **15 lines** with a **border**
 Call today!
441-1440
SOME RESTRICTIONS MAY APPLY

SELL IT QUICK CLASSIFIED FORM

One item, two weeks, three lines published absolutely FREE in The East County Californian & Alpine Sun!

Items for sale must be \$100 or less.
 Please use ink. Ads are limited to one item, three lines and will run for two weeks. Ads will run only as space permits.
 One ad per household per week. No commercial or automotive ads.
 Start with name of item. One letter per box. Leave space between words and after punctuation.

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Please submit your form in person, by fax or mail. NO phone calls accepted for “Sell It Quick” ads.
DEADLINE: 4 P.M. TUESDAY
 Mail or deliver in person to: Sell It Quick • 119 N. Magnolia, El Cajon, CA 92020 • Fax to: (619) 426-6346

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TEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to court on the specified date. The court will notify the parties by mail of a future remote hearing date.

Any petition for the name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, on the other non-signing parent, and proof of service must be filed with the court.

DATE: July 29, 2020

Daniel F. Link

Judge of the

Superior Court

East County Californian - 986388/21,28,9/4,11/2020

Legal Notices-CAL

show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

September 22, 2020

8:30 a.m., Dept. 61

Superior Court

330 W. Broadway

San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian

No hearing will occur on above date

Due to the COVID-19 pandemic, which poses a substantial risk to the health and welfare of court personnel and the public, rendering presence in, or access to, the court's facilities unsafe, and pursuant to the emergency orders of the Chief

Legal Notices-CAL

Justice of the State of California and General Orders of the Presiding Department of the San Diego Superior Court, the following Order is made:

NO HEARING WILL OCCUR ON THE DATES SPECIFIED IN THE ORDER TO SHOW CAUSE

The court will review the documents filed as of the date specified on the Order to Show Cause for Change of Name (JC Form #NC-120).

If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC #NC-100) will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to the petitioner.

If all the requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.

If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

A RESPONDENT OBJECTING TO THE

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NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to court on the specified date. The court will notify the parties by mail of a future remote hearing date.

Any petition for the name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, on the other non-signing parent, and proof of ser-

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vice must be filed with the court.
DATE: August 10, 2020
Lorna Alksne
Judge of the Superior Court
East County Californian - 9 8 7 7 2 8/28,9/4,11,18/2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

THOMAS SALVADORE LIPARE
CASE No. 37-2020-00022650-PR-LA-CTL
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or

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both, of: THOMAS SALVADORE LIPARE. A Petition for Probate has been filed by: SHARLENE MARIE SIMON in the Superior Court of California, County of San Diego. The Petition for Probate requests that SHARLENE MARIE SIMON be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal rep-

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resentative 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 case why the court should not grant the authority.

Legal Notices-CAL

A hearing on the petition will be held in this court as follows:
September 22, 2020 11:00 A.M. Dept. 504 1100 Union Street San Diego, CA 92101
If you want to appear at this hearing, you must make arrangements to appear by telephone or video by contacting CourtCall at (888) 882-6878, or at www.courtcall.com. Please make your arrangements with CourtCall as soon as possible, before the hearing date. If you wait to contact CourtCall until the date and time of the hearing, CourtCall will be unable to process your request in time and you will not be able to appear at this hearing.

Legal Notices-CAL

Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: Loren Nizinski, 14622 Victory Blvd., 2nd Floor, Van Nuys, CA 91411. (818) 908-5942
East County Californian 8/28,9/4,11/2020-98773

Legal Notices-CAL

mated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 9/17/2020.
This bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 9/16/2020, which is the business day before the anticipated sale date specified above.
Dated: 08/12/20
Buyer's Signature
Delta Air & Refrigeration, a California Corporation
By: /s/ Ramon Nona, President
8/28/20
CNS-3392225# LAKESIDE LEADER ECC/Lakeside Leader 8/28/2020-98803

Legal Notices-CAL

8:30 a.m., Dept. 61 Superior Court 330 W. Broadway San Diego, CA 92101
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
DATE: July 08, 2020
Lorna Alksne
Judge of the Superior Court
East County Californian-98983 8/28,9/4,11,18/2020

NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104, 6105 U.C.C.)
Escrow No. 153972P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Masoud George Zetouna and Enoud Goriel Zetouna 3402 Myrtle Ave., San Diego, CA 92104
Doing business as: Chris Market
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE
The location in California of the chief executive office of the seller(s) is: 3045 CASMEG WAY, EL CAJON, CA 92019
The name(s) and business address of the buyer(s) is/are: El Marcel Market Inc, a California Corporation 3402 Myrtle Ave., San Diego, CA 92104
The assets to be sold are generally described as: BUSINESS, TRADE NAME, GOODWILL, COVENANT NOT TO COMPLETE, FURNITURE, FIXTURES, EQUIPMENT, WEBSITE, ADVERTISEMENTS, LEASEHOLD INTEREST AND INVENTORY and are located at: "Chris Market" 3402 Myrtle Ave., San Diego, CA 92104
The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 9/17/20.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 9/16/20, which is the business day before the anticipated sale date specified above.
Dated: 08/06/20
Buyer's Signature
El Marcel Market Inc., a California Corpora-

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NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104, 6105 U.C.C.)
Escrow No. 153878P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Westmac Enterprises, Inc., a California Corporation, 9830 Vine Street, Lakeside, CA 92040
Doing business as: Western Mechanical
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: None
The location in California of the chief executive office of the seller(s) is: Same as above
The name(s) and business address of the buyer(s) is/are: Delta Air & Refrigeration, a California Corporation, 9830 Vine Street, Lakeside, CA 92040
The assets to be sold are generally described as: Business, trade name, goodwill, covenant not to compete, machinery, furniture, fixtures, equipment, customer lists, trademarks, logo, signs and advertising materials, telephone and fax numbers, websites, URL names and email addresses, vendor lists and catalogs, customer software, vehicles, leasehold improvements and inventory and are located at: "Western Mechanical" 9830 Vine Street, Lakeside, CA 92040
The bulk sale is intended to be consum-

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NOTICE OF PUBLIC HEARING FOR THE LANTERN CREST RIDGE II PROJECT

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, of the CITY OF SANTEE that a PUBLIC HEARING on this item will be held before the SANTEE CITY COUNCIL at 6:30 p.m., Wednesday, September 9, 2020. In an effort to protect public health and prevent the spread of COVID-19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsantee.ca.gov>.

SUBJECT: Applications for a General Plan Amendment (GPA 2018-1), Zone Reclassification (R2018-1), Conditional Use Permit (P2017-4), and Environmental Initial Study (AEIS 2018-2) for the development of a 50-unit senior residential development on a 2.74-acre vacant parcel located along Sunset Trail, approximately 600 feet east of Graves Avenue. The development would consist of a three-story, 46-unit senior care facility and four independent senior living units (contained within two duplex villas). The project would provide 16 parking spaces and 62,863 sq. ft. of drought-tolerant landscaping. The proposed General Plan Amendment would amend the land use designation of the property from Low Density/Hillside Limited Residential to Medium High Density Residential and the Zone Reclassification would rezone the property from the R-1/HL (Low Density/Hillside Limited Residential) Zone to the R-14 (Medium High Density Residential) Zone. The General Plan Amendment and Zone Reclassification are required to allow the proposed use and residential density.

LOCATION: 11000 Sunset Trail (APN 384-142-04)

APPLICANT: Michael Grant, Advantaged Asset Acquisitions I

CEQA STATUS: Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2018-2) was completed for the project, which determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020.

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner [Michael Coyne](#) at the Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. Phone 619-258-4100, extension 160. You may also review the project file during business hours at the Department of Development Services: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.

Publish date: [Friday, August 28, 2020](#)
East County Californian 8/28/2020-98914

NOTICE OF SALE

The following is/are to be lien sold by Western Towing at 10:00 a.m. on September 8th 2020 @ 4380 Pacific Hwy, San Diego, CA 92110
YEAR/MAKE/MODEL: 2016 JEEP COMPASS
VIN: 1C4NJDBB3GD741822
PLATE: 7SIY020, CA
East County Californian 08/28/2020 -98764

NOTICE OF PUBLIC HEARING FOR AT&T AT SANTANA VILLAGE

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, of the CITY OF SANTEE that a PUBLIC HEARING on this item will be held before the SANTEE CITY COUNCIL at 6:30 p.m., Wednesday, September 9, 2020. The September 9, 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 at www.cityofsantee.ca.gov for information on how to watch or listen to the City Council meeting.

SUBJECT: Application for a Conditional Use Permit (P2019-3) to construct a new wireless telecommunication facility consisting of a proposed 55-foot tall tower feature with 12 panel antennas, a generator, and associated equipment. All of the antennas, generator, and associated equipment would be wholly contained inside of the new tower structure designed in the aesthetic of the shopping center. The proposed wireless facility would be located at the Santana Village Shopping Center located at 9864 Magnolia Avenue in the Neighborhood Commercial (NC) Zone.

LOCATION: 9864 Magnolia Avenue (APN 381-031-59-00)

APPLICANT: Frank B. DePeralta, AT&T

CEQA STATUS: Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), a Notice of Exemption has been prepared finding the project Categorically Exempt pursuant to CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures".

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner [Doug Thomsen](#) at the Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. Phone 619-258-4100, extension 205. You may also review the project file during business hours at the Department of Development Services: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.

Publish date: [Friday, August 28, 2020](#)
East County Californian 8/28/2020-98913

NOTICE OF VEHICLE LIEN SALE

The following vehicles will be lien sold at 9:00 a.m. on September 11, 2020. The sale will take place at 2444 Barham Dr., Escondido, CA 92029
2822595 2017 Harley-Davidson Sportster 883 Grey 1HD4LE212HC436580 NONE LE2H436580
2830076 2015 Ford Focus Red 1FADP3F22FL360875 8NAL704 CA
2833794 2011 Toyota Camry Grey 4T4BF3EK9BR151645 FX20008 TX
EC Californian - 8/28/2020 - 98805

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on September 10, 2020. The sale will take place at 7247 Otay Mesa Road, San Diego, CA 92154
2827975 2014 Honda Accord Red 1HGCR2F36EA100459 77622J2 CA
2828083 2014 Honda Accord Black 1HGCR2F58EA303578 7HNL137 CA
2828377 2016 Fiat 500X Orange ZFBCFYCT5GP377573 7NWC459 CA
2828545 2017 Nissan Sentra Red 3N1AB7AP6HY378430 8BMP972 CA
2830410 2014 Nissan Sentra Blue 3N1AB7AP5EY209463 7LEA927 CA
2831377 2020 Tesla Model X Black 5YJXCDE40LF273759 AZ39W90 CA
2832831 2015 Toyota Camry Silver 4T1BF1FK8FU896552 LWB15 FL
EC Californian 8/28/2020 -98804

Legal Notices-CAL

tion
By: /s/ Omar Danial,
President/Secretary
8/28/20
CNS-3393209#
ECC/EI Cajon Eagle
8/28/2020-98991

PUBLIC HEARING NOTICE

The Governing Board of the Grossmont Union High School District will hold a Public Hearing at the Governing Board meeting on Thursday, September 10, 2020, at 6:00 p.m. prior to the Adoption of Resolution (2021-07) to access funds under the Pupil Textbook and Instructional Materials Incentive Act, Education Code section 60119

Please refer to the district website: www.guhsd.net for the meeting location and public comment procedure details.

For more information, please contact Eileen Bagg-Rizzo, Director of College and Career Readiness, erizzo@guhsd.net (619)644-8035. 8/21, 8/28/20
CNS-3389135#
EAST COUNTY CALIFORNIAN
EC Californian
8/21,28/2020-98631

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 136225 Title No. 95518491 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/23/2007. 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. On 09/18/2020 at 10:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/29/2007, as Instrument No. 2007-0688511, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Glen R. Scherer, and Paula Scherer, Husband and Wife as Joint Tenants, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. 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

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as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 474-144-07-00 The street address and other common designation, if any, of the real property described above is purported to be: 4214 Lois St, La Mesa, CA 91941 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$297,099.88 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 8/17/2020 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature 27455 TIERRA ALTA WAY, STE B, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may 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 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) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 136225. 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. A-4726087 08/28/2020, 09/04/2020, 09/11/2020
ECC/La Mesa Forum
8/28,9/4,11/2020-98739

Legal Notices-CAL

ible 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) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 136225. 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. A-4726087 08/28/2020, 09/04/2020, 09/11/2020
ECC/La Mesa Forum
8/28,9/4,11/2020-98739

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strument No. 2018-0457533, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Kara Castelli, A Married Woman As Her Sole and Separate Property, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 378-353-28-01 The street address and other common designation, if any, of the real property described above is purported to be: 10784 N Magnolia Ave 1H, Santee, CA 92071 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$173,456.24 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 8/17/2020 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature The Mortgage Law Firm, PLC.

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may be attempting to collect a debt. Any information obtained may be used for that purpose. 27455 TIERRA ALTA WAY, STE B, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 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) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 143081. 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. A-4726088 08/28/2020, 09/04/2020, 09/11/2020
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NOTICE OF TRUSTEE'S SALE Trustee Sale No. 4458-40 Title Order No. 00130435-993-SD2 APN 469-620-11 and 12 (new 469-120-36) TRA No. 05003 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/25/2018. 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 09/21/2020 at 10:00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust recorded on 06/27/2018 as Document No. 2018-0262701 of official records in the Office of the Recorder of San Diego County, California, executed by: American National Investments, Inc., a California corporation, as Trustor, in favor of Seattle Funding Group of California, LLC, a California limited liability company, 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 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 the entrance to the East County Regional Center by statue 250 E. Main Street El Cajon, CA 92020 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA MESA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: LOT 6, TRACT 1391, ACCORDING TO MAP THEREOF NO. 1391, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 16, 1911, TOGETHER WITH THAT PORTION OF LOT 61 OF SAID TRACT 1391 LYING ADJACENT TO SAID LOT 6 AND LYING BETWEEN THE NORTHWESTERLY PROJECTIONS OF THE SOUTHWESTERLY AND NORTH-

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EASTERLY LINES OF SAID LOT 6. PARCEL B: ALL OF LOT 7 AND THAT PORTION OF LOT 61, WHICH ADJOINS, LOT 7 ON THE NORTHWEST AND LIES BETWEEN THE NORTHEASTERLY AND SOUTHEASTERLY LINE OF SAID LOT 7 IN TRACT 1391 BEING A SUBDIVISION OF A PORTION OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1391, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 16, 1911. SAID LAND IS ALSO DESCRIBED AS PARCEL A OF THAT CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 26, 2019 AS INSTRUMENT NO. 2019-0067936 OF OFFICIAL RECORDS TAX PARCEL NUMBERS: 469-620-12 AND 469-620-11 (NEW 469-120-36) Beneficiary Phone: (425)455-1733 Beneficiary: Home Assistance Services, Inc., c/o Seattle Funding Group of California, LLC, Attn: Greg Elderkin, 188 106th Ave. NE, Suite 600, Bellevue, WA 98004 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: 7565 and 7569-7571 University Avenue, 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. 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 re-

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sources, 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. 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 www.servicelinkasap.com, using the file number assigned to this case 4458-40. 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. 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 the trusts created by said Deed of \$101,100.59 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. 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. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 8/18/20 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 560 E. HOSPITALITY LANE SAN BERNARDINO, CA 92408 (909) 884-0448 Teresa M. Drake, Vice President A-4726203 08/28/2020, 09/04/2020, 09/11/2020
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