

# CLASSIFIEDS

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## HELP WANTED

We are a small General Contractor working primarily with the Federal Government on military projects. We presently are looking to hire for design-build and design-bid-build projects, who are willing to travel within California and Arizona. The candidate should be familiar with the NAVFAC QCM program. Projects have a fast paced project schedule. Successful candidates should respond to [joinourteam125@gmail.com](mailto:joinourteam125@gmail.com)

### Superintendent

Successful Candidate Requirements:

- 10 years verifiable similar superintendent experience
- Must have and maintain a current valid driver's license and clean DMV record
- Must be able to obtain DBIDS clearance
- Pre-employment drug/ alcohol testing will be administered
- Obtain minimum vehicle insurance of 100/300/100
- CQM cert is plus and EM 385-40 is required
- HUBZone resident — a plus (verify address at <https://maps.certify.sba.gov/hubzone/map>)

### Quality Control Manager

Successful Candidate Requirements:

- Should be familiar with the NAVFAC QCM program
- Current QCM cert • College degree
- 5 years+ relative construction experience: ground up construction \$10-\$30M
- Army Corps of Engineers so RMS/QCS experience a plus
- Must have and maintain a current valid driver's license and clean DMV record
- Pre-employment drug/ alcohol testing will be administered
- Must be able to obtain DBIDS clearance
- Obtain minimum vehicle insurance of 100/300/100
- CQM cert is plus
- EM 385-40 is required
- HUBZone resident — a plus (verify address at <https://maps.certify.sba.gov/hubzone/map>)

### Site Safety & Health Officer (SSHO)

Job Tasks:

Site Safety and Health Officer (SSHO) shall perform safety and occupational health management, surveillance, inspections, and safety enforcement for the Contractor.

1. Promotes job site safety, encourages safe work practices and rectifies job site hazards immediately.
2. Ensures all company employees and contractors are adhering to stipulated company and project safety policies.
3. Additional duties as assigned

Successful Candidate Requirements:

- Should be familiar with EM 385-40
- Must have and maintain a current valid driver's license and clean DMV record
- College degree not required but a plus
- Relative construction experience \$2M-\$5M+
- Pre-employment drug/ alcohol testing will be administered
- Must be able to obtain DBIDS clearance
- Obtain minimum vehicle insurance of 100/300/100
- EM 385-40 is required
- HUBZone resident — a plus (verify address at <https://maps.certify.sba.gov/hubzone/map>)

### General Construction Laborer

Job Tasks:

We are looking for a skilled construction laborer who is reliable, motivated and who understands safe work practices on a construction site. General site cleanup, loading/unloading material, able to carry up to 90-pounds, able to operate a variety of hand and power tools. Other skills desired include minor framing, drywall, and concrete.

Successful Candidate Requirements:

- Must have own transportation
- Must have valid driver's license.
- HUBZone resident — a plus (verify address at <https://maps.certify.sba.gov/hubzone/map>)

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN VINCENT MARKING aka JOHN V. MARKING**  
**CASE No. 37-2022-00036175-PR-PW-CTL**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOHN VINCENT MARKING aka JOHN V. MARKING.

A Petition for Probate has been filed by: GRETCHEN KAY MARKING in the Superior Court of California, County of San Diego

The Petition for Probate requests that GRETCHEN KAY MARKING be appointed as personal representative to administer the estate of the decedent.

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:  
**10/27/2022**  
**1:30 p.m. Dept. 503**

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**1100 Union Street San Diego, CA 92101**

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) 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: MARGARET K. HERRING, ESQ.  
**1001 B AVENUE,**

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SUITE 215, CORONADO, CA 92118. (619) 437-9175

**East County Californian**  
**9/30,10/7,14,21/2022-123517**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 37-2022-00040068-CU-PT-CTL**

TO ALL INTERESTED PERSONS: Petitioner: MARK YOUSIF MORAD aka MORAD YOUSIF MORAD filed a petition with this court for a decree changing names as follows: MARK YOUSIF MORAD aka MORAD YOUSIF MORAD to MORAD YOUSIF MORAD. 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**  
**11/23/2022**  
**8:30 a.m., Dept. 61 Superior Court**  
**330 West 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 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 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 service must be filed with the court.

**DATE:10/06/2022**  
**Michael T. Smyth**  
**Judge of the Superior Court**  
**East County Californian- 123846**  
**10/14,21,28,11/4/22**

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**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: SUSAN KATHLEEN GREEN**  
**CASE NO. 37-2022-00022990-PR-LA-CTL**  
**ROA#16 (IMAGED FILED)**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SUSAN KATHLEEN GREEN.

AN AMENDED PETITION FOR PROBATE has been filed by LA RAY REED in the Superior Court of California, County of SAN DIEGO.

THE AMENDED PETITION FOR PROBATE requests that SUMMER HANSEN-

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ROOKS be appointed as personal representative to administer the estate of the decedent.

THE AMENDED PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 11/02/22 at 1:30PM in Dept. 502 located at 1100 Union Street, San Diego, CA 92101

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) 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: MARGARET K. HERRING, ESQ.  
**1001 B AVENUE,**

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**LIEN SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage 1539 East Main Street El Cajon, CA 92021 619-396-1818

Auction date: 11/10/2022 at 11:00 AM

Maria Elena Hernandez Lopez- living room, table 6

Jenelle Latimer- 7 boxes of clothes, dresser

Virginia Martin-bed,crb,dresser,tv,boxes,bins

The auction will be listed and advertised on [storagetreasures.com](http://storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

10/14, 10/21/22  
**CNS-3632643#**  
**ECC/El Cajon Eagle**  
**10/14,21/22-123826**

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**NOTICE TO CREDITORS OF BULK SALE**  
(Secs. 6104, 6105 U.C.C.)

Escrow No. 159017P-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: Unexpected Possibilities Inc, a California Corporation 1015 El Cajon Blvd #A El Cajon, CA 92020

Doing business as: Possibilities Medical Transportation

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: 1. Unexpected Possibilities Inc, located at 807 Benny Way, El Cajon, CA 92019

2. Unexpected Possibilities Inc, located at 1486 Greenfield Dr, El Cajon, CA 92021

The location in California of the chief executive office of the seller(s) is: 1015 El Cajon Blvd, #A El Cajon, CA 92020

The name(s) and business address of the buyer(s) is/are: PMTSD1, a California Corporation 1015 El Cajon Blvd #A El Cajon, CA 92020

The assets to be sold are generally described as: BUSINESS, TRADE NAME, GOODWILL, COVENANT NOT TO COMPETE, FURNITURE, FIXTURES, EQUIPMENT AND LEASEHOLD IMPROVEMENTS and are located at: "Possibilities Medical Transportation" 1015 El Cajon Blvd #A, El Cajon, CA 92020

The bulk sale is intended to be consum-

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ated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is NOVEMBER 8, 2022. This bulk sale IS subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code.

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 NOVEMBER 7, 2022, which is the business day before the anticipated sale date specified above.

Dated: 9/30/22

Buyer's Signature PMTSD1, a California Corporation

By: /s/ Matthew Razuki, President/CFO/Secretary

10/21/22  
**CNS-3635122#**  
**ECC/El Cajon Eagle**  
**10/21/22-124017**

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**PETITIONER: HEATHER SEAY**  
**R E S P O N D E N T : JORDAN COLLINS (aka JORDAN SHAW)**

**REQUEST FOR ORDER CHILD CUSTODY VISITATION (PAR-ENTING TIME)**  
**Case Number: 20FL010062C**

**NOTICE OF HEARING TO : JORDAN COLLINS (aka JORDAN SHAW), Respondent**

A COURT HEARING WILL BE HELD AS FOLLOWS:

**11/09/2022 1:45 PM**  
**Dept 703**  
**San Diego Superior Court**

**1100 Union Street San Diego, CA 92101**

For Hearing Appearance information: Visit [www.sdcourt.ca.gov](http://www.sdcourt.ca.gov) for more information.

WARNING to the person served with the *Request for Order*: The court may make the requested orders without you if you do not file a *Responsive Declaration to Request for Order* (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.)

Date: 8/17/2022

Judy S. Bae  
Judicial Officer

**East County Californian- 123378**  
**9/30,10/7,14,21/2022**

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**LIEN SALE**

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 11-05-2022,

FRESH BACTERIA

CASSEROLE.

MMMM.

REFRIGERATE LEFTOVERS PROMPTLY, AND KEEP THE FRIDGE AT 40°F OR BELOW TO SLOW BACTERIA GROWTH.

CHILL

SEPARATE

COOK

CLEAN

Ad Council

KEEP YOUR FAMILY SAFER FROM FOOD POISONING

Check your steps at [FoodSafety.gov](http://FoodSafety.gov)

FRESH BACTERIA

CASSEROLE.

MMMM.

REFRIGERATE LEFTOVERS PROMPTLY, AND KEEP THE FRIDGE AT 40°F OR BELOW TO SLOW BACTERIA GROWTH.

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11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E413 Vincent Cerrone Unit #E507 Dai Ngoc Tran Unit #E479 Johnny Rafols Unit #E214 Judy Medrud 10/21, 10/28/22 <b>CNS-3635383# Santee Star ECC/Santee Star 10/21,28/22-124044</b>	<b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2022-00041386-CU-PT-CTL</b> TO ALL INTERESTED PERSONS: Petitioner: VICTOR HUGO DOMINGUEZ HERNANDEZ on behalf of minor child filed a petition with this court for a decree changing names as follows: ELI-ANNA LORENZA GONZALEZ to ELI-ANNA LORENZA DOMINGUEZ GONZALEZ. THE COURT ORDERS that all persons interested in this mat-	ter 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. <b>NOTICE OF HEARING 11/30/2022 8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101</b> 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 Justice of the State of California and General Orders of the Presiding Department of the San Diego Superior Court, the following Order is made: <b>NO HEARING WILL OCCUR ON THE DATES SPECIFIED IN THE ORDER TO SHOW CAUSE</b> 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 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 service must be filed with the court. <b>DATE:10/14/2022 Michael T. Smyth Judge of the Superior Court East County Californian- 124118 10/21,28,11/4,11/22</b>	<b>SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 37-2022-00012864-CU-OR-CTL NOTICE TO DEFENDANT:</b> (Aviso al Demandado): <b>UNKNOWN HEIRS, ASSIGNS, AND DE- VISEES OF ROBERT LOUIS CAPOZZOLI AS CO-TRUSTEE; RAYMOND VINCENT CAPOZZOLI AS CO- TRUSTEE; EDWARD BRISGLE; MOLLIE BRISGLE; UN- KNOWN HEIRS, AS- SIGNS, AND DE- VISEES OF EDWIN LEWITTER; UN- KNOWN HEIRS, AS- SIGNS, AND DE- VISEES OF MOLLIE LEWITTER; DOES 1</b>	<b>through 20 inclusive YOU ARE BEING SUED BY PLAINTIFF:</b> (Lo esta demandando el demandante) <b>JP MORGAN CHASE BANK, N.A.</b> <b>NOTICE!</b> You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney, you may want to	call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. <b>AVISO!</b> Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a	continuacion. Tiene 30 días de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de
<b>NOTICE AND SUMMARY OF A PROPOSED ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 13 ("ZONING ORDINANCE") OF THE CITY OF SANTEE MUNICIPAL CODE RELATING TO IMPLEMENTING THE CITY'S SIXTH CYCLE HOUSING ELEMENT</b> Notice is hereby given that at 6:30 p.m. on October 26, 2022, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") will consider the adoption of an Ordinance, which if adopted, will amend Title 13 ("Zoning Ordinance") of the City of Santee Municipal Code relating to implementing the City's Sixth Cycle Housing Element. If adopted, the amendments to Title 13 will make the following changes to the Santee Municipal Code: • Amends Section 13.10.020 ("Residential consistency districts") and Section 13.10.040 ("Site development criteria") of Title 13 ("Zoning Ordinance") of the Santee Municipal Code to add a density range of 30-36 dwelling units/gross acre to the R-30 zone. • Amends Title 13 ("Zoning Ordinance") of the Santee Municipal Code to add Chapter 13.11 ("By-Right Housing Projects"), which establishes a ministerial procedure for processing qualifying by-right housing projects and also establishes objective design standards for such projects that provide objective criteria for eligible multifamily and mixed-use development in the City. Objective design standards include certain architectural requirements, colors and materials requirements, massing and articulation requirements, building entry, stairwell, and garage requirements, circulation requirements, and open space and common area requirements. • Amends Title 13 ("Zoning Ordinance"), Section 13.12.030 ("Commercial and office use regulations"), Table 13.12.030.A ("Use Regulations for Commercial/Office Districts"), to allow recreational vehicle storage facilities in the General Commercial District as conditionally permitted uses. • Amends Title 13 ("Zoning Ordinance"), Section 13.22.060 ("Mixed use overlay district") to allow mixed land uses in the R-7, R-14, R-22, and R-30 zones, provide an incentive for affordable housing production, and to make minor clerical revisions.	<b>NOTICE AND SUMMARY OF A PROPOSED ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA APPROVING REZONE R2021-2 TO AMEND THE ZONING DISTRICT MAP IN ACCORDANCE WITH THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT</b> Notice is hereby given that at 6:30 p.m. on October 26, 2022, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") will consider the adoption of an Ordinance, which if adopted, will amend the Zoning District Map to change zoning classifications of specified sites. If adopted, the amendments to the Zoning District Map will make the following changes: • Amends Zoning District Map to change the zoning classification for Sites 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 29, 30, and 35, as listed and described in the City's Housing Element Sites Inventory, and as further identified by Assessor's Parcel Numbers (APNs) 378-190-01, 378-180-10, 378-180-09, 378-180-08, 378-180-07, 378-180-29, 378-210-21, 378-210-20, 378-180-28, 378-180-20, 381-031-07, 381-690-28, 384-162-04, 384-020-07, 384-020-12, 386-300-31, 386-300-09, 386-300-10, 379-030-31. Generally, the amendments provide for, and increase, residential zoning classifications on these Sites to maintain consistency between the City's General Plan and Zoning Ordinance. • Amends Zoning District Map to change the zoning classifications of two additional sites along Graves Avenue, identified by APNs 387-061-11, & 387-061-12, from the R-14 Zone to the General Commercial Zone as part of the Housing Element Rezone Program Implementation Project.	Also, the Ordinance:	<b>CITY OF LEMON GROVE CITY COUNCIL NOTICE OF PUBLIC HEARING</b> NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove will hold a Public Hearing to consider the recommended project to be funded through the Community Development Block Grant (CDBG) Program. The estimated allocation to be considered is \$121,395. This amount represents an allocation for Fiscal Year (FY) 2023-2024. All funds will be utilized within the FY 2023-2024 period.  DATE OF MEETING: Tuesday, November 1, 2022 TIME OF MEETING: 6:00 p.m. LOCATION OF MEETING: City of Lemon Grove Community Center, 3146 School Lane, Lemon Grove, CA 91945 PROJECT NAME: CDBG FY 2023-2024  STAFF: Christian Olivas, Management Analyst EMAIL: colivas@lemongrove.ca.gov PHONE NUMBER: (619) 825-3813  ANY INTERESTED PERSON may review the staff report for this project and obtain additional information at the City of Lemon Grove Public Works Department, located in City Hall at 3232 Main Street, Lemon Grove, CA 91945, weekdays, 7:00 a.m. – 6:00 p.m. City Hall is closed every Friday. One may also review the staff report for this project by visiting the City's website at <a href="http://www.lemongrove.ca.gov">www.lemongrove.ca.gov</a> . If you wish to express concerns in favor or against the above, you may appear in person at the above described meeting or submit your concerns in writing to the City Clerk at <a href="mailto:amalone@lemongrove.ca.gov">amalone@lemongrove.ca.gov</a> .  If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-3841 at least 24 hours prior to the meeting, so that accommodations can be arranged.  Audrey Malone, City Clerk, City of Lemon Grove. Published in the East County Californian on Friday, October 21, 2022. <b>East County Californian 10/21/2022-124142</b>	<b>NOTICE CALLING FOR REQUEST FOR STATEMENTS OF QUALIFICATIONS RFQ FOR CalSHAPE GRANT APPLICATION AND ENERGY PROGRAM IMPLEMENTATION SERVICES</b> NOTICE IS HEREBY GIVEN that the <b>Lemon Grove School District</b> , pursuant to <b><i>Govern-ment Code 4217 et seq.</i></b> and acting by and through its Governing Board, hereinafter referred to as "District" will receive up to, but no later than, the below-stated deadlines, proposals for award of a contract for <b>RFQ #2022-23-03 CalSHAPE Grant Application and Energy Program Implementation Services</b> .  <b>Respondents must submit one (1) electronic copy on QuestCDN.com at QuestCDN Projects &amp; Requests.</b> The QuestCDN project number is <b>8281139. ALL PROPOSALS ARE DUE NO LATER THAN 12:00 P.M. ON NOVEMBER 18, 2022.</b> Oral, physical, facsimile, telephone, or emailed proposals will not be accepted. Proposals received after this date and time will not be accepted. Each proposal must conform and be responsive to the requirements set forth in this RFQ. <b>Each respondent is solely responsible for timely submission of its proposal; the District is not responsible for any technological issues in a proposer's ability to timely submit its proposal or portion thereof.</b> For more information on electronic submission, please visit <a href="https://www.lemongrovesd.net/apps/pages/index.jsp?uREC_ID=1216043&amp;type=d&amp;pREC_ID=1678286">https://www.lemongrovesd.net/apps/pages/index.jsp?uREC_ID=1216043&amp;type=d&amp;pREC_ID=1678286</a> .  The District reserves the right to waive any informalities or irregularities in received proposals. Further, the District reserves the right to reject any and all proposals and to negotiate contract terms with one or more respondent firms for one or more of the items identified within the RFQ scope. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent's proposal is responsive.  If you have any questions regarding this RFQ, please contact Kathy Osborn via email at <a href="mailto:kosborn@lemongrovesd.net">kosborn@lemongrovesd.net</a> no later than 12:00 P.M. on October 28, 2022. <b>EC Californian 10/14,21/2022-123767</b>				



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pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a	un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos	sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayunda de las Cortes de California, (www.su.corte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO! Por ley, la

## INVITATION TO BID

The Sportsplex USA of Santee is seeking proposals from qualified firms, contractors, or consultants hereinafter referred to interchangeably to complete the Sports Complex Arena Soccer Field Installation, Design-Build project at the Town Center Community Park owned by the City of Santee. Sealed proposals will be received by Sportsplex USA of Santee, 9951 Riverwalk Dr, Santee, CA. 92071, until 5:00 p.m. on November 3, 2022. Work includes the furnishing of all design services, permitting, labor, materials, equipment, tools and incidentals necessary to complete the design and construction of the project and all items of work defined in the Scope of Work of the RFP documents.

The work is to be completed within 60 working days from the Notice to Proceed including material lead time. The estimated budget for the project is \$275,000. The successful firm shall possess a valid Contractor's Class "A" license at the time of the proposal due date. A non-mandatory pre-proposal meeting has been scheduled for Tuesday October 25, 2022 at 10:00am, located on site at Town Center Community Park, 9951 Riverwalk Drive, Santee, CA 92071 to provide an opportunity for firms to tour the project site, examine current site conditions and obtain more information on the Project.

Based on the evaluation and selection process defined in the RFP, Sportsplex USA of Santee intends to select one firm for agreement negotiations. If Sportsplex USA of Santee is unable to reach an agreement with the selected firm, then Sportsplex USA of Santee has the option to negotiate with another. Award of the contract, if any, will be to the firm whose professional qualifications, experience and proposed work plan demonstrates that it will competently satisfy the requirements described in the RFP within the Sportsplex USA of Santee's budget.

Each proposal is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to Sportsplex USA of Santee, in an amount not less than 10 percent of the grand total proposed cost. The successful firm will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the total contract amount, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the total contract amount, on the forms provided and, in the manner, described in the RFP documents. The firm, may, at its option, choose to substitute securities in accordance with Public Contract Code Section 22300.

Pursuant to Section 1770 et. seq. of the California Labor Code, the successful firm shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

The Firm, Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This project is a public works project as defined in Labor Code section 1720. Each ccontractor submitting a proposal on this project and all subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The successful contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776.

RFP documents, including exhibits, attachments, reference drawings, sample contract agreement, specifications and proposal forms, may be examined and/or downloaded on the Sportsplex USA website www.sportsplexusa.com RFP documents may also be examined at the Sportsplex USA Santee Main Office at 9951 Riverwalk Dr, Santee, CA. 92071, or at the Santee City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071. Each proposer shall notify Sportsplex USA to be listed on the bidders list for the project by providing written notice to the contact person for Sportsplex USA listed in the RFP document.

**East County Californian 10/7,10/21/2022-123735**

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corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte	pueda desechiar el caso. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of the State of California, San Diego County , Central Division, 330 West Broadway, San Diego, CA 92101. The name, address, and telephone number of plaintiff's attorney, or	plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): LAUREL I. HANDLEY (SBN 231249), DIALA DEBBA (SBN 312322), ALDRIDGE PITE, LLP; 4375 JUTLAND DRIVE, SUITE 200, SAN DIEGO, CA

## NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on November 3, 2022.  
**Call # Year Make Model Color VIN License # State**  
**3015331 2011 BMW 328i White WBAKE3C56BE558036 6TIF371 CA**  
**Vehicles Location: 123 35th St San Diego Ca 92102**  
**3015327 2015 Kia Forte Brown KNAFX4A6XF5318538 GZD9873 OH**  
**Vehicles Location: 4334 Sheridan Ln San Diego Ca 92120**  
**3014287 2014 Ford Fusion Brown 3FA6P0LU3ER316526 8SEU184 CA**  
**Vehicles Location: 1357 Pioneer way El Cajon Ca 92020**  
**3014688 2019 Nissan Versa Silver 3N1CN7AP3KL852774 8WZB967 CA**  
**Vehicles Location: 1501 North Coast Hwy 101, Oceanside Ca 92054**  
**3015625 2018 Honda Civic Grey 2HGFC2F56JH587822 8MWB046 CA**  
**3015587 2013 Chevrolet Impala White 2G1WG5E35D1216810 7WCD233 CA**  
**Vehicles Location: 5180 Mercury pt, San Diego Ca 92111**  
**3015937 2015 Mazda CX-5 Grey JM3KE2DY7F0547742 NONE**  
**3001453 2017 Nissan Rogue Black 5N1AT2MN2HC847444 8YUN223 CA**  
**Vehicles Location: 1805 Maxwell Rd Chula Vista CA 91911**  
**3013571 2014 Toyota Camry White 4T4BF1FKXER420954 8WAC597 CA**  
**3013260 2013 Dodge Dart Red 1C3CDFBH0DD683005 NONE**  
**3012376 2012 Chrysler 200 White 1C3BCBEB7CN151922 8VBT776 CA**  
**3005964 2016 Chevrolet Malibu White 1G1ZH5SX1GF208301 8PMZ115 CA**  
**Vehicles Location: 3333 National ave San Diego Ca 92113**  
**3015880 2013 Ford Mustang Red 1ZVBP8CF8D5269758 8CFR726 CA**  
**2875359 2016 Hyundai Sonata Silver 5NPE24AF9GH377370 NONE**  
**Vehicles Location: 110 N Hale Ave, Escondido Ca 92029**  
**EC Californian 10/21/2022-124135**

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Public Review Period: October 21, 2022 to November 21, 2022**

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, of the CITY OF SANTEE of the availability for public review of a **DRAFT MITIGATED NEGATIVE DECLARATION** associated with the following applications:

**SUBJECT:** Applications for a Tentative Map (TM2017-1), Development Review Permit (DR2017-1), and Environmental Initial Study (AEIS2017-8) for the development of the Tyler Street Subdivision (project). The project involves the construction of 14 single-family dwellings and the extension of Tyler Street, a public road, on 8.41 acres of a 27.35-acre property. The remainder of the site would be preserved. The project site is located at the current southern terminus of Tyler Street, further identified by Assessor's Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26. The matching zoning and General Plan designation of the site are Low Density Residential (R-1), and Park/Open Space (P/OS).

The proposed residential lots range in size from 15,000 square feet to 27,197 square feet. Each lot would contain a single-family dwelling. The developed portion of the site, including yards and graded slopes, would be landscaped with drought-tolerant landscaping.

Project Applicant: Steve Family Trust; Project Planner: Doug Thomsen

The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code. This includes, but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

**PUBLIC REVIEW PERIOD:** The Draft Mitigated Negative Declaration will be available for public review and comment from October 21, 2022 to November 21, 2022. The Initial Study identified that the project could have some potentially significant impacts on the environment, but these effects would be less than significant with proposed mitigation. Therefore, a Draft Mitigated Negative Declaration has been prepared and is recommended for approval. A copy of the Draft Mitigated Negative Declaration and all reports and documents referenced in it are on file in the Department of Development Services at the address noted below and may be reviewed Monday through Thursday, 8 a.m. to 5 p.m. and on Fridays from 8 a.m. to 1 p.m. (except holidays) by appointment and on the City of Santee website ([www.cityofsanteeca.gov](http://www.cityofsanteeca.gov)). All comments concerning this environmental document must be submitted in writing to Doug Thomsen, Senior Planner, prior to the close of the public review period as noted above. The City is required to consider all written comments received during the noticed public review period prior to approving the project.

**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 raise in written correspondence delivered to the City of Santee, Development Services Department during the public review period. If you have any questions about the above proposal or want to submit comments, you may contact Doug Thomsen, Senior Planner, at the Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. E-mail [dthomsen@cityofsanteeca.gov](mailto:dthomsen@cityofsanteeca.gov) / Phone (619) 258-4100, extension 205. **East County Californian 10/21/2022-124137**

Legal Notices-CAL	Legal Notices-CAL
92177-0935. (858) 750-7600 (619) 590-1385 Date: 04/14/2022 Clerk, by (Secretario): M. McClure Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served <b>EC Californian-124132</b> <b>10/21,28,11/4,144/22</b>	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:10/17/2022 Michael T. Smyth Judge of the Superior Court <b>East County Californian- 124133</b> <b>10/21,28,11/4,11/22</b>

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2022-00041512-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: SULMAZ YAKHI filed a petition with this court for a decree changing names as follows: SULMAZ YAKHI to SOLY YAKHI D'ALIELLO. 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 11/30/2022 8:30 a.m., Dept. 61 Superior Court 330 West 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 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 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

**NOTICE OF HEARING 11/30/2022 8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101**  
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## LIEN SALE

A1 Stor It  
11493 Woodside Ave.  
Santee CA 92071  
(619)875-6868  
Auction Date: October 28, 2022  
Auction Time: 10:00am  
Auctioneer: West Coast Auctions (760)724-0423  
Nancy Eggert (Unit80)  
P.O. Box 20030, El Cajon CA 92021  
Vehicle Type: Datsun 1978  
License Number: 3JGA513  
**EC Californian 10/21/22-124131**

## Legal Notices-CAL

T.S. No.: 2022-02326  
APN: 500-092-02-00  
Property Address: 9272 BROOKSIDE CIRCLE SPRING VALLEY, CALIFORNIA 91977  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/27/2019. 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 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 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: JULIE C.



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

SCHNEIDER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Nestor Trustee Services, LLC Deed of Trust Recorded 12/19/2019 as Instrument No. 2019-0594319 in Book -- Page -- and further modified by that loan modification agreement recorded on 04/30/2021 as instrument number 2021-0336564 of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 11/4/2022 at 9:00 AM Place of Sale: Entrance of the East County Regional Center East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$427,710.31 Street Address or other common designation of real property: 9272 BROOKSIDE CIRCLE SPRING VALLEY, CALIFORNIA 91977 A.P.N.: 500-092-02-00 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 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 (800) 793-6107 or (888) 902-3989 or visit these internet websites www.auction.com or www.nestortrustee.com, using the file number assigned to this case 2022-02326 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. Date: 9/23/2022 Nestor Trustee Services, LLC 2850 Redhill Avenue, Suite 240 Santa Ana, California 92705 Sale Line: (888) 902-3989 Giovanna Nicholson, Trustee Sale Officer EPP 35487 Pub Dates 10/07, 10/14, 10/21/2022

**ECC/Spring Valley Bulletin**

10/7, 14, 21/2022-123442

NOTICE OF TRUSTEE'S SALE TS No. CA-22-927226-AB Order No.: 220326531-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/10/2019. 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 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 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 duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RYAN N. RICHARD, A SINGLE MAN Recorded: 7/24/2019 as Instrument No. 2019-0299658 and modified as per Modification Agreement recorded 1/15/2020 as Instrument No. 2020-0021611 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 11/4/2022 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$255,795.32 The purported property address is: 10158 PEACEFUL CT, SANTEE, CA 92071 Assessor's Parcel No.: 381-350-09-40 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 (800) 793-6107 or (888) 902-3989 or visit these internet websites www.auction.com or www.nestortrustee.com, using the file number assigned to this case 2022-02326 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. Date: 9/23/2022 Nestor Trustee Services, LLC 2850 Redhill Avenue, Suite 240 Santa Ana, California 92705 Sale Line: (888) 902-3989 Giovanna Nicholson, Trustee Sale Officer EPP 35487 Pub Dates 10/07, 10/14, 10/21/2022

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NOTICE OF TRUSTEE'S SALE TS No. CA-22-927226-AB Order No.: 220326531-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/10/2019. 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 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 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 duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RYAN N. RICHARD, A SINGLE MAN Recorded: 7/24/2019 as Instrument No. 2019-0299658 and modified as per Modification Agreement recorded 1/15/2020 as Instrument No. 2020-0021611 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 11/4/2022 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$255,795.32 The purported property address is: 10158 PEACEFUL CT, SANTEE, CA 92071 Assessor's Parcel No.: 381-350-09-40 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 (800) 793-6107 or (888) 902-3989 or visit these internet websites www.auction.com or www.nestortrustee.com, using the file number assigned to this case 2022-02326 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. Date: 9/23/2022 Nestor Trustee Services, LLC 2850 Redhill Avenue, Suite 240 Santa Ana, California 92705 Sale Line: (888) 902-3989 Giovanna Nicholson, Trustee Sale Officer EPP 35487 Pub Dates 10/07, 10/14, 10/21/2022

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NOTICE OF TRUSTEE'S SALE TS No. CA-22-927226-AB Order No.: 220326531-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/10/2019. 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 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 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 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: CASANDRA A. CHAKRA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 02/23/2007, as Instrument No. 2007-0123420 of Official Records of San Diego County, California. Date of Sale: 11/07/2022 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$24,433.30 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 4410 MONAHAN ROAD LA MESA, CA 91941 Described as

927226-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to Quality Loan Service Corporation by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-22-927226-AB ID: SPub #0181335 10/14/2022 10/21/2022 10/28/2022

10/7, 14, 21/2022-123584

ECC/Santee Star 10/14, 21, 28/2022-123584

T.S. No. 21001949-1 CA APN: 496-300-16-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/20/2007. 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 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 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: CASANDRA A. CHAKRA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 02/23/2007, as Instrument No. 2007-0123420 of Official Records of San Diego County, California. Date of Sale: 11/07/2022 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$24,433.30 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 4410 MONAHAN ROAD LA MESA, CA 91941 Described as

10/7, 14, 21/2022-123700

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000009468869 Title Order No.: 220215832 FHA/VA/PMI No.: 044-4365060-703 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/07/2008. UNLESS YOU TAKE



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**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.** BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/21/2008 as Instrument No. 2008-0547556 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: DANIEL LEWIS WILDFONG, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 11/09/2022 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 3245 STAR ACRES DR, SPRING VALLEY, CALIFORNIA 91978-2303 APN#: 519-020-06-00 AND 879-084-37-97 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, 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 \$385,599.88. 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. NOTICE TO POTEN-

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**TIAL 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000009468869. In the event of a postponement, the sale may be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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

**Legal Notices-CAL**

auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009468869 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Date: 09/30/2022 A-761211 1 0 / 1 4 / 2 0 2 2 , 1 0 / 2 1 / 2 0 2 2 , 1 0 / 2 8 / 2 0 2 2 **ECC/El Cajon Eagle 10/14,21,28/2022-123838**

NOTICE OF TRUSTEE'S SALE TS No.: MAEF.577-040 APN: 404-141-27-00 Title Order No.: 2155980CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST 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 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 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 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 cov-

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enant 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: Patricia Josephine Werner, an unmarried woman Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 3/19/2019 as Instrument No. 2019-0098084 in book N/A, page N/A of Official Records in the office of the Recorder of San Diego County, California. Date of Sale: 11/18/2022 at 9:00 AM Place of Sale: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, Entrance of the East County Regional Center Amount of unpaid balance and other charges: \$257,764.00 Street Address or other common designation of real property: 1365 SOUTH GRADE ROAD ALPINE, California 91901 A.P.N.: 404-141-27-00 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 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-

**Legal Notices-CAL**

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 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 (855) 976-3916 or visit this Internet Web site https://tracker.auction.com/sb1079, using the file number assigned to this case MAEF.577-040. 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 (855) 976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case MAEF.577-040 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. Date: 9/30/2022 PROBER AND RAPHAEL, ALC

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20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (855) 976-3916 Rita Terzyan, Trustee Sale Officer A-F N 4 7 6 1 3 0 4 1 0 / 1 4 / 2 0 2 2 , 1 0 / 2 1 / 2 0 2 2 , 1 0 / 2 8 / 2 0 2 2 **ECC/El Cajon Eagle 10/14,21,28/2022-123841**

T.S. No. 22-00838-FM-CA Title No. 2135219 A.P.N. 502-160-04-00 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/12/2018. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The 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 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: Thomas James Gardner and Audrey Benzet Gardner, husband and wife as community property with right of survivorship Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/18/2018 as Instrument No. 2018-0201605 (or Book, Page) of the Official Records of San Diego County, CA. Date of Sale: 12/02/2022 at 9:00 AM Place of Sale: Entrance of the East County Regional Center, 250 E. Main Street, El Cajon,

**Legal Notices-CAL**

CA 92020 Estimated amount of unpaid balance and other charges: \$327,213.29 Street Address or other common designation of real property: 10905 Avenida Benjamin La Mesa, CA 91941 A.P.N.: 502-160-04-00 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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

**Legal Notices-CAL**

whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this Internet Website www.ndscorp.com/sale s, using the file number assigned to this case 22-00838-FM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-00838-FM-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. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 10/12/2022 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Gabriela Sanchez, Trustee Sales Representative 10/21/2022, 1 0 / 2 8 / 2 0 2 2 , 1 1 / 0 4 / 2 0 2 2 CPP# 353393 **ECC/La Mesa Forum 10/21,28,11/4/2022-123975**