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**Legal Notices-CAL**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

**CASE NO. 37-2023-00020702-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: OSCAR ANTONIO SAMARRON filed a pe-

tion with this court for a decree changing names as follows: OSCAR ANTONIO SAMARRON to OSCAR ANTONIO

SAMARRON-OCHOA. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hear-

ing 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**  
07/03/2023

**Legal Notices-CAL**

**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 THE ABOVE DATE: SEE ATTACHMENT**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 5/16/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 131125 5/26,6/2,9,16/23**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00020697-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: TIMOTHY JAMES GASSAWAY filed a petition with this court for a decree changing names as follows: TIMOTHY JAMES GASSAWAY to TIMOTHY JAMES GASSAWAY-OCHOA. 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 07/03/2023**

**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 THE ABOVE DATE: SEE ATTACHMENT**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 5/16/2023  
Michael T. Smyth

**Legal Notices-CAL**

Judge of the Superior Court  
**East County Californian- 131126 5/26,6/2,9,16/23**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00019304-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: ROGER ALEXANDER SMITH filed a petition with this court for a decree changing names as follows: ROGER ALEXANDER SMITH to ALEXANDER SMITH. 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 06/21/2023**

**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 THE ABOVE DATE: SEE ATTACHMENT**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 5/08/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 131231 5/26,6/2,9,16/23**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00020194-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: VIRGINIA-CATALINA YOLANDA ZERMENO BUSTAMANTE filed a petition with this court for a decree changing names as follows: VIRGINIA-CATALINA YOLANDA ZERMENO BUSTAMANTE to VIRGINIA ZERMENO BUSTAMANTE. 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

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00020194-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: VIRGINIA-CATALINA YOLANDA ZERMENO BUSTAMANTE filed a petition with this court for a decree changing names as follows: VIRGINIA-CATALINA YOLANDA ZERMENO BUSTAMANTE to VIRGINIA ZERMENO BUSTAMANTE. 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

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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 07/10/2023**

**8:30 a.m., Dept. C-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 THE ABOVE DATE: SEE ATTACHMENT**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 5/17/2023  
Rebecca G. Church  
Judge of the Superior Court  
**East County Californian- 131253 5/26,6/2,9,16/23**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00021072-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: JENNIFER WEIGLE and MARCUS WEIGLE filed a petition with this court for a decree changing names as follows: STORMY REED WEIGLE to STORMIE REED WEIGLE. 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 07/10/2023**

**8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
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 THE ABOVE DATE: SEE ATTACHMENT**  
DATE: 5/23/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 131349 5/26,6/2,9,16/23**

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date specified), the Petition for Change of Name (JC Form #NC-100) will be granted without a hearing. (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
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: 5/18/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 131279 5/26,6/2,9,16/23**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00021589-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: MARIA FERNANDA SEIPP filed a petition with this court for a decree changing names as follows: MARIA FERNANDA SEIPP to MARIA FERNANDA VIDAL. 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 07/10/2023**

**8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101**  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
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 THE ABOVE DATE: SEE ATTACHMENT**  
DATE: 5/23/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 131349 5/26,6/2,9,16/23**

**Legal Notices-CAL**

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO**  
2851 Meadow Lark Drive, San Diego, CA 92123  
IN THE MATTER OF: EMILIANO HERAS-BOVEY  
DATE OF BIRTH: 09/02/2016 , A MINOR RESPONDENT: RONALDO ALONSO HERAS ARIPEZ  
**CITATION FOR FREEDOM FROM PARENTAL CUSTODY AND CONTROL**  
Case Number: **23AD000146C**  
To: RONALDO ALONSO HERAS ARIPEZ  
You are ordered to appear in the Superior Court of the State of California, County of San Diego, in Department JC-02 at the court location indicated above on JULY 14, 2023, at 1:30 PM to show cause, why EMILIANO HERAS-BOVEY should not be declared free from parental custody and control for the purpose of placement for adoption as requested in the petition.  
This hearing will be conducted by video or telephone through the 2851 Meadow Lark Drive, San Diego, CA 92123. See attached instructions and call the court to have the video link emailed to you.  
**IMPORTANT: RONALDO ALONSO HERAS ARIPEZ** please call the court promptly for instructions on how to attend this hearing. (858) 634-1671 M-F 8:30am-11:30 PST  
At the hearing, the judge will read the petition and, if requested, will explain the effect of the granting of the petition, any term or allegation contained therein and the nature of the proceeding, its procedures and possible consequences and may continue the matter for not more than 30 days for the appointment of counsel, or to give counsel time to prepare.  
The court may appoint counsel to represent the minor whether or not the minor is able to afford counsel. If any parent appears and is unable to afford counsel, the court shall appoint counsel to represent each parent who appears unless such representation is knowingly and intelligently waived.  
Someone over the age of 18 – not the petitioner- must serve the other party with all the forms and complete a proof of service form, such as Proof of Service of Citation (SDSC Form #JUV-300), telling when and how the other party was served and file that with the court.  
**If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your pleading, if any, may be filed on time.**

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Date: 05/19/2023  
Tilisha T. Martin Judge of the Superior Court  
**East County Californian- 131379 6/2,9,16,23/23**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 37-2022-00020243-CU-PO-CTL NOTICE TO DEFENDANT: (Aviso al Demandado): ROBERT CAPOOCIA; CHERYL CAPOOCIA; DIXIE FRANKLIN; LANCE BARNHART; JENNIFER ARMITAGE; ANDREW ARROYO REAL ESTATE INC dba AARE; and DOES 1-50 inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) SAMIRA HANNA**  
**NOTICE!** 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](http://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 right away. If you do not know 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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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.  
**AVISO!** Lo han demandado. Si no re-

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sponde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.  
Tiene 30 dias 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 Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://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 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 bienes 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](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.  
**AVISO!** Por ley, la 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 desechar 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

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abogado del demandante, o del demandante que no tiene abogado, es): ALYSHIA K. LORD, ESQ., THE BARNES FIRM, L.C., 655 W BROADWAY, SUITE 940, SAN DIEGO, CA 92101. (800) 800-0000  
Date: 05/31/2022  
Clerk, by (Secretario): E. Engel  
Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served  
**EC Californian- 131709 6/9,16,23,30/2023**

**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 06-24-2023, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #E206 Lerma, Nicholas  
6/9, 6/16/23  
**CNS-3706709# SANTEE STAR ECC/Santee Star 6/9,16/23-131621**

**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 06-24-2023, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #B91 Ayala, Campoamor  
6/9, 6/16/23  
**CNS-3707758# SANTEE STAR ECC/Santee Star 6/9,16/23-131716**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00023311-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: ILGA IRMA MEDNIS aka ANNE I LEGGETT aka ILGA ANNE LEGGETT aka ANNE ILGA LEGGETT aka ILGA A LEGGETT filed a petition with this court for a decree changing names as follows: ILGA IRMA MEDNIS aka ANNE I LEGGETT aka ILGA ANNE LEGGETT aka ANNE ILGA LEGGETT aka ILGA A LEGGETT to ANNE ILGA LEGGETT. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show

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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 07/18/2023**

**8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101** (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).) 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

**ORDINANCE NO. 01-23 ORDINANCE OF THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT INCREASING COMPENSATION OF DIRECTORS**

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT ("District") as follows:

Section 1. Health & Safety Code Section 32103(b) provides that the Board of Directors, by ordinance adopted pursuant to Water Code Section 20200 et seq., may increase the amount of compensation that may be received by board members in an amount not to exceed five percent (5%) for each calendar year following the operative date of the last adjustment.

Section 2. Water Code Section 20203 requires that the ordinance increasing compensation must be considered after a public hearing and notice of the hearing shall be published in a newspaper of general circulation pursuant Government Code Section 6066.

Section 3. Notice of the public hearing was published once a week for two successive weeks with at least five days intervening between the respective publication dates with the period of notice commencing on the first day of publication and terminating at the end of the fourteenth day, all in accordance with Government Code Section 6066.

Section 4. After the public hearing, the Board of Directors determined that each Director shall receive compensation of \$128.31 for attending compensable meetings of Board members, in accordance with Section BOD-1 I of the Meeting Compensation Guidelines in the District Policy Manual.

Section 5. This Ordinance shall become effective sixty (60) days after adoption and shall be published once a week for two (2) successive weeks, in accordance with Government Code Section 6066, in a newspaper of general circulation within the District.

PASSED, APPROVED, AND ADOPTED by the board of Directors of the Grossmont Healthcare District at a regular meeting held on this 19th day of May 2023 by the following roll call vote:

AYES: Directors Ayres, Lenac, Hall, and Emerson  
 NOES:  
 ABSENT: Director Chadwick  
 ABSTAIN:  
 /s/ Gloria Chadwick, RN, President, Board of Directors  
 ATTEST:  
 /s/ Virginia Hall, RN, Secretary, Board of Directors  
**EC Californian 6/9,16/2023-131759**

**Legal Notices-CAL**

county: East County Californian  
**NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT DATE: 06/05/2023**  
 Michael T. Smyth  
 Judge of the Superior Court  
**East County Californian- 131841 6/16,23,30,7/7/23**

**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 06-24-2023, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
 Unit #B144 Davis, Jeffrey  
 Unit #B86 Carte, Ryan 6/9, 6/16/23  
**CNS-3708165# SANTEE STAR ECC/Santee Star 6/9,16/23-131734**

**Legal Notices-CAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00022083-CU-PT-CTL**  
 TO ALL INTERESTED PERSONS: Petitioner: CHRISTOPHER CODY PERSON filed a petition with this court for a decree changing names as follows: CHRISTOPHER CODY PERSON to CODY JAMES REX. 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 07/12/2023**

**8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101** (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).) 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 THE ABOVE DATE: SEE ATTACHMENT DATE: 5/25/2023**  
 Michael T. Smyth  
 Judge of the Superior Court  
**East County Californian- 131710 5/26,6,2,9,16/23**

**NOTICE OF HEARING 07/12/2023**

**8:30 a.m., Dept. 61 Superior Court 330 West Broadway San Diego, CA 92101** (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).) 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 THE ABOVE DATE: SEE ATTACHMENT DATE: 5/25/2023**  
 Michael T. Smyth  
 Judge of the Superior Court  
**East County Californian- 131710 5/26,6,2,9,16/23**

**NOTICE TO CREDITORS**

**NOTICE OF VEHICLE LIEN SALE**  
 The following Vehicle will be lien sold at 9:00 a.m. on June 29, 2023.  
**Call # Year Make Model Color VIN License # State**  
 3102454 2017 Hyundai Accent White KMHCT4AE5HU173194 HSV2774 OH  
**Vehicles Location: 3333 National Ave, San Diego, CA 92113**  
 3103807 1963 Fruehauf Tank Grey FRD214501 4DK3628 CA  
 3103860 1963 Fruehauf Tank White FRD214601 4DK3594 CA  
**Vehicles Location: 2444 Barham Dr, Escondido CA 92029**  
 3104236 2008 Chevrolet Silverado 1500 White 1GCEC14X88Z138578 24559G3 CA  
**Vehicles Location: 110 N Hale Ave, Escondido, CA 92029**  
 3104384 2017 Hyundai Sonata Blue 5NPE24AF5HH495529 8SFG571 CA  
**Vehicles Location: 1357 Pioneer Way, El Cajon, CA 92020**  
 3104760 2016 Nissan Rogue Black KNMAT2MT5GP629444 8PEX894 CA  
**Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054**  
**EC Californian 6/16/2023-131920**

**Legal Notices-CAL**

**OF BULK SALE** (Secs. 6104, 6105 U.C.C.)  
 Escrow No. 159846P-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: JOD Restaurants Inc, a California Corporation, 1142 E Main Street, El Cajon, CA 92021  
 Doing business as: Gate of Damascus  
 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: Tarbosh Inc, a California Corporation, 1142 E Main Street, El Cajon, CA 92021  
 The assets to be sold are generally described as: BUSINESS, TRADE NAME, GOODWILL, COVENANT NOT TO COMPETE, FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, PARTS, ACCESSORIES, LOGOS, COPYRIGHTS, SERVICE MARKS, TRADE-NAMARKS, PATENT, PATENT APPLICATION AND INVENTORY and are located at: "Gate of Damascus", 1142 E Main Street, El Cajon, CA 92021  
 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 07/06/2023.  
 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 07/05/2023,

**NOTICE OF LIEN**

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number:  
 Daniel McCaughin unit 015  
 This sale will be competitive bidding on the 26th day of June 2023 at 9AM on the website [Storageauctions.com](http://Storageauctions.com). The property is stored at location which is located at 2305 Lemon Grove Ave Lemon Grove Ca, 91945 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party.  
 Auctioneer: Storageauctions.com  
 6/9, 6/16/23  
**CNS-3707762# LEMON GROVE REVIEW ECC/Lemon Grove Review 6/9,16/23-131715**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY AT PUBLIC AUCTION**

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 07-01-2023, 11:00 a.m. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
 Lien Sale Ad Account# 143834  
 Unit #E432 HOBER, AMANDA  
 Unit #RV77 FITCH, MARTIN  
 6/16, 6/23/23  
**CNS-3710594# SANTEE STAR ECC/Santee Star 6/16,23/23-131934**

**AMENDED SUMMONS (CITATION JUDICIAL) CASE NUMBER (Numero del Caso)**

**AMENDED SUMMONS (CITATION JUDICIAL) CASE NUMBER (Numero del Caso)**

which is the business day before the anticipated sale date specified above.  
 Dated: 06/07/23  
 Buyer's Signature  
 Tarbosh Inc, a California Corporation  
 By: /s/ Sater Tommka, President/Secretary  
 6/16/23  
**CNS-3710328# ECC/EI Cajon Eagle 6/16/23-131926**

**NOTICE OF LIEN**

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number:  
 Daniel McCaughin unit 015  
 This sale will be competitive bidding on the 26th day of June 2023 at 9AM on the website [Storageauctions.com](http://Storageauctions.com). The property is stored at location which is located at 2305 Lemon Grove Ave Lemon Grove Ca, 91945 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party.  
 Auctioneer: Storageauctions.com  
 6/9, 6/16/23  
**CNS-3707762# LEMON GROVE REVIEW ECC/Lemon Grove Review 6/9,16/23-131715**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY AT PUBLIC AUCTION**

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 07-01-2023, 11:00 a.m. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
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 Unit #E432 HOBER, AMANDA  
 Unit #RV77 FITCH, MARTIN  
 6/16, 6/23/23  
**CNS-3710594# SANTEE STAR ECC/Santee Star 6/16,23/23-131934**

**AMENDED SUMMONS (CITATION JUDICIAL) CASE NUMBER (Numero del Caso)**

**AMENDED SUMMONS (CITATION JUDICIAL) CASE NUMBER (Numero del Caso)**

**Legal Notices-CAL**

**37-2022-00018576-CU-PA-NC NOTICE TO DEFENDANT: (Aviso al Demandado): Jeffrey James Urbanski; an individual and DOES 1-60 YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) Tai Quoc Nguyen, an individual; LeThuy Tran, an individual**

NOTICE! 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](http://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 right away. If you do not know 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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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.  
**AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias 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 Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://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 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 bienes 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 en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.  
**AVISO! Por ley, la 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 desechar el caso. El nombre y direccion de la corte es): Superior Court of the State of California, San Diego County, North County, 325 S. Melrose Drive, Vista, CA 92081  
 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, North County, 325 S. Melrose Drive, Vista, CA 92081  
 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Lan Quoc Nguyen & Associates, 9141 Bolsa Ave., Suite 303, Westminster, CA 92683. (714) 891-1901  
 Date: 07/14/2022  
 Clerk, by (Secretario): D. Hansen  
 Deputy (Adjunto)  
**NOTICE TO THE PERSON SERVED: You are served: as an individual defendant.****

**EC Californian-131996 6/16,23,30,7/7/2023**

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**EC Californian-131996 6/16,23,30,7/7/2023**

**Legal Notices-CAL**

**EC Californian-131996 6/16,23,30,7/7/2023**

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T.S. No. 22001489-1 CA APN: 501-195-12-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/21/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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: JOSE G. MARTINEZ, A SINGLE MAN Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 04/27/2006, as Instrument No. 2006-0296838 of Official Records of San Diego County, California. Date of Sale: 07/05/2023 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: \$234,469.40 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: 10184 RAMONA DR SPRING VALLEY, CA 91977 Described as follows: As more

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fully described on said Deed of Trust. A.P.N. #: 501-195-12-00 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 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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001489-1 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

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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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001489-1 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. Dated: 06/01/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 37397 Pub Dates 06/09, 06/16, 06/23/2023 **ECC/Spring Valley Bulletin 6/9,16,23/23-131722**

T.S. No.: 23-28407 A.P.N.: 480-662-02 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/15/2009. 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 PUBLIC SALE, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national

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bank, check drawn by a state or federal creditor 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Jason Villasana a Married Man, as His Sole and Separate Property Duly Appointed Trustee; Carrington Foreclosure Services, LLC Recorded 12/22/2009 as Instrument No. 2009-0705288 in book, page Loan Modification recorded on 6/27/2022 as Instrument No. 2022-0263250 of Official Records in the office of the Recorder of San Diego County, California, Described as follows: As more fully described in said Deed of Trust Date of Sale: 7/10/2023 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$322,260.13 (Estimated) Street Address or other common designation of real property: 2347 DI FOSS STREET LEMON GROVE, CA 91945 A.P.N.: 480-662-02 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

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paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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

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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) 758-8052 or visit this Internet Web site [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 23-28407. 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 (800) 758-8052, or visit this internet website [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 23-28407 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: 06/06/2023 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or [www.Xome.com](http://www.Xome.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director **ECC/Lakeside Leader 6/16,23,30/2023-131846**

T.S. No.: 23-28389 A.P.N.: 578-301-45-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/5/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A

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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 creditor 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: MIGUEL A GUADIAN and CHRISTINE R GUADIAN, husband and wife as joint tenants Duly Appointed Trustee; Carrington Foreclosure Services, LLC Recorded 1/19/2006 as Instrument No. 2006-0041817 in book, page of Official Records in the office of the Recorder of San Diego County, California, Described as follows: "AS FULLY DESCRIBED IN SAID DEED OF TRUST" Date of Sale: 7/10/2023 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 Amount of unpaid balance and other charges: \$461,997.00 (Estimated) Street Address or other common designation of real property: 8957 ROVER ST SPRING VALLEY, CA 91977 A.P.N.: 578-301-45-00 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

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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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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,

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trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 23-28389. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 23-28389 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: 06/06/2023 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director **ECC/Spring Valley Bulletin 6/16,23,30/2023-131847**