

Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 37-2023-00029321-CU-PT-CTL
 TO ALL INTERESTED PERSONS: Petitioner: EFRAIN GALAVIC filed a petition with this court for a decree changing names as follows: EFRAIN GALAVIC to EFRAIN GARCIA GALAVIZ. 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
08/29/2023
8:30 a.m., Dept. 61

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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.)
 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: 07/13/2023
 Michael T. Smyth
 Judge of the Superior Court
East County Californian- 132338
8/4,11,18,25/23
NOTICE OF PETITION TO ADMINISTER ESTATE OF: BARBARA JEAN SANDERS
CASE No. 37-2023-00002472-PR-LA-CTL

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To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: BARBARA JEAN SANDERS.
 A Petition for Probate has been filed by: ANESHA SANDERS & BENJAMIN SANDERS in the Superior Court of California, County of San Diego
 The Petition for Probate requests that ANESHA SANDERS & BENJAMIN SANDERS be appointed as personal representative to administer the estate of the decedent.
 The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal 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 administra-

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tion authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.
 A hearing on the petition will be held in this court as follows:
08/24/2023
1:30 p.m. Dept. 503
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.sd-court.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

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file your claim with the court and mail a copy to the personal representative appointed by the court within the

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later of either (1) four months from the date of first issuance of letters to a general personal representative,

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as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal

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delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and leg-

NOTICE INVITING BIDS

The City Council of the City of Lemon Grove invites sealed bids for the Community Development Block Grant (CDBG) FY 2022-2023 STREET IMPROVEMENTS (Buena Vista Avenue).

The project consists of street rehabilitation and ADA pedestrian ramps on Buena Vista Avenue between Broadway and North Avenue.

The project is funded through the CDBG Program. This is a federally funded affirmative action program. Bidders shall comply with all applicable Federal requirements including Federal Prevailing Wage Rate criteria. It shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under them, to pay not less than the specified rates to all workers employed by them in the execution of the contract.

The City has determined the general prevailing rate of per diem wages for each craft or type of worker needed to execute the Contract, which will be awarded to the successful bidder. Copies of which are on file and will be made available to any interested party upon request at the office of the Public Works.

It shall be mandatory upon the bidder to whom the Contract is awarded, and upon any subcontractor under them, to comply with all Labor Code provisions, which include, but are not limited to the payment of not less than the said specified rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

As part of the Contractor's equal opportunity program, the Contractor shall provide on-the-job training to develop full journeymen in the types of trades or job classifications involved, pursuant to section 1777.5 of the Labor Code.

The City has adopted a policy consistent with the County Board of Supervisors' Policy B-39a, "Disabled Veterans Business Enterprise Program" in order to ensure that every effort is made to provide equal opportunity to every disabled veteran business vendor, contractor and subcontractor. Executive Orders 12432 and 11625 require promotion of participation by Minority Business Enterprises (MBE), and Executive Order 12138, which requires promotion of participation by Women's Business Enterprises (WBE). Disabled Veterans Business Enterprises, and Minority/Women Business Enterprises Companies' participation in the bidding process is encouraged for this contract. Bidders are required to assure that every effort is made to the greatest extent feasible to provide Economic Opportunities for Low and Very Low Income Persons (Section 3) for contracts over \$100,000 and equal opportunity to every potential minority and woman business vendor or subcontractor for contracts over \$10,000. Failure to take such steps prior to bid opening shall cause the bid to be rejected as non-responsive.

All sealed bid proposals must be received by the Public Works Department located in City Hall, 3232 Main Street, Lemon Grove, California, 91945, prior to the bid closing time of 10:30 AM on August 24, 2023. Bids will be publicly opened and read aloud in City Hall immediately following the bid closing time.

Contract Documents may be examined at <https://www.lemongrove.ca.gov/business/contracting-opportunities>. Each bid shall be accompanied by the security referred to in the Contract Documents, the non-collusion affidavit, the list of proposed subcontractors, contractor's reference list, certificate of worker compensation insurance, and all additional documentation required by the Instructions to Bidders.

The successful bidder will be required to furnish the City with a Performance Bond equal to 100% of the successful bid, and a Payment Bond equal to 100% of the successful bid, prior to execution of the Contract. All bonds are to be secured from a surety company that meets all of the State of California bonding requirements, as defined in Code of Civil Procedure Section 995.120, and is authorized by the State of California, and all documents required by Code of Civil Procedure Section 995.660, to the extent required by law.

The City reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding.

DATA UNIVERSAL NUMBERING SYSTEM (DUNS) AND CENTRAL CONTRACTOR REGISTRATION (CCR): Contractors desiring to participate in the CDBG program must obtain a Data Universal Numbering System (DUNS) number. A DUNS number may be requested via the web at: http://www.grants.gov/applicants/request_duns_number.jsp.

In accordance with the provisions of the California Labor Code, contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Section 1777.1 or Section 1777.7 of the California Labor Code. Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid, or may have been paid to a debarred subcontractor by a contractor on the Project shall be returned to the City. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

Each bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the appropriate classification(s) of contractor's license(s), for the work bid upon, and shall maintain the license throughout the duration of the Contract. The City has determined the appropriate license(s) for this work is a Class "A" - General Engineering and/or a Class "C-12" - Earthwork and Paving.

The City of Lemon Grove hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

FEDERAL DEBARMENT: Prior to award of any contracts or subcontracts, the County of San Diego and City shall verify that contractor or subcontractor is eligible according to the Federal Excluded Parties List System (EPLS) and List of Excluded Individuals/Entities (LEIE) databases. Documentation of such eligibility shall be maintained in the project files.

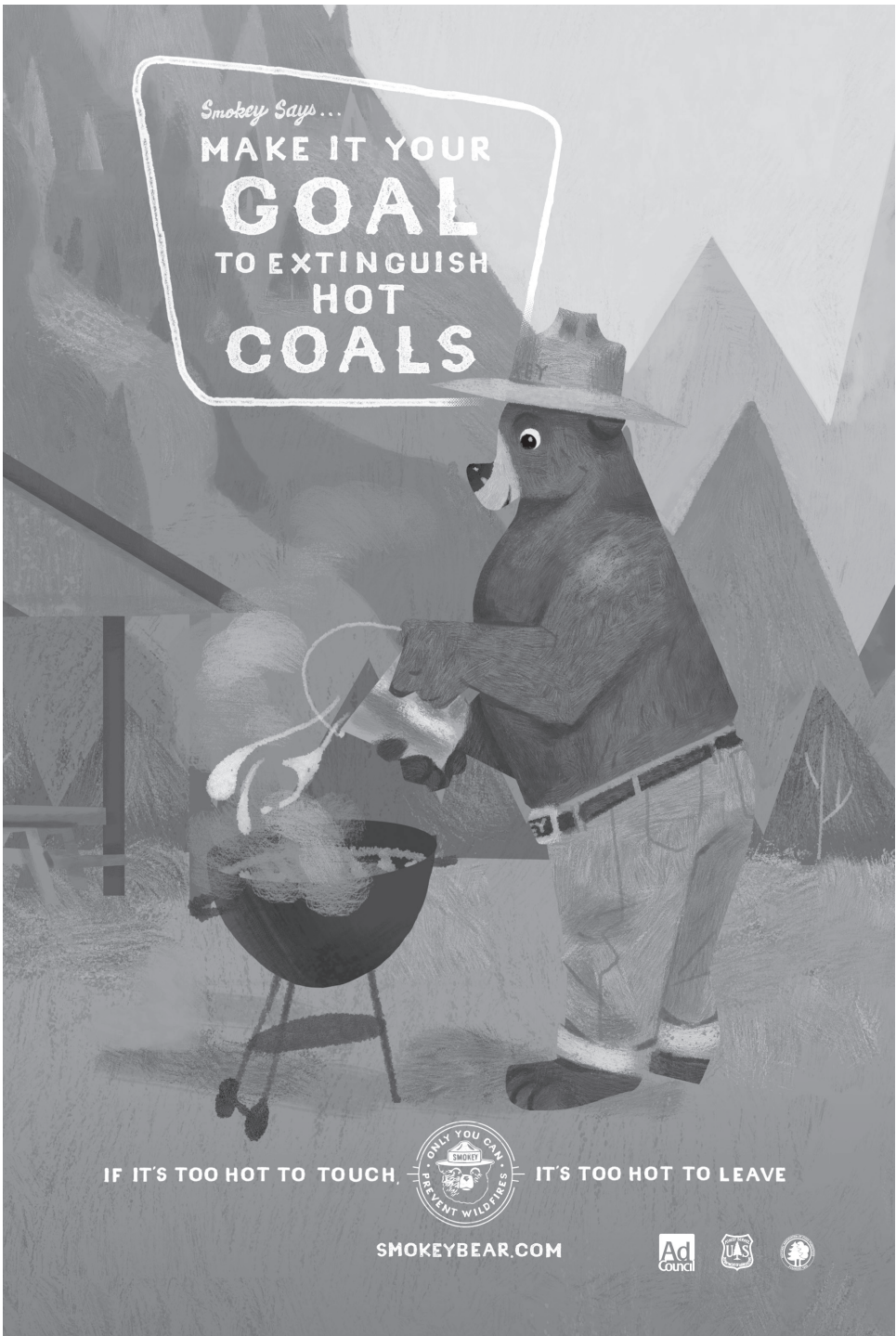
POINT OF CONTACT

Izzy Murguia, Public Works Director
 E-mail: imurguia@lemongrove.ca.gov

Amanda Penaflor, Sr. Management Analyst
 E-mail: apenaflor@lemongrove.ca.gov

Dated: August 15, 2023

The City of Lemon Grove complies with the Americans with Disabilities Act. If you require reasonable accommodations for this bid opening, contact the City Clerk's Office, (619) 825-3800, at least 48 hours prior to the scheduled opening
East County Californian 8/18/2023-133910



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sign of the personal property.
8/18, 8/25/23
CNS-3729724#
ECC/EI Cajon Eagle
8/18,25/23-133813

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00020211-CU-PT-CTL TO ALL INTERESTED PERSONS: Petitioner: AHMAD FARAI DOON ABRAHAM/ ARZO ABRAHAM on behalf of minor filed a petition with this court for a decree changing names as follows: a) AHMAD MUSTAHAN ASKARGAR to MUSTAHAN ABRAHAM b) AHMAD NOMAN ASKARGAR to NOUMAN ABRAHAM c) MEHREEN ASKARGAR U to MEHREEN ABRAHAM. 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.

PROPOSED 2023/2024 BUDGET In accordance with the provisions of the California Code of Regulations Section 58301, you are hereby notified of the preparation of the proposed Annual Financial and Budget Report of the Grossmont-Cuyamaca Community College District, for school year 2023/24. The proposed budget, computed district tax requirement, and any recommendations made by the Chancellor, Grossmont-Cuyamaca Community College District, shall be available for public inspection on September 8, 2023 to September 12, 2023, on our District Website: <https://go.boarddocs.com/ca/gcccd/Board.nsf/Pu> **bllic**. YOU WILL THEREFORE TAKE NOTICE THAT the Governing Board of the Grossmont-Cuyamaca Community College District will conduct a public hearing of the proposed budget on September 12, 2023, 4:15 p.m., live on YouTube: <https://go.boarddocs.com/ca/gcccd/Board.nsf/Pu> **bllic** or for public comment please attend at the Student Center, Cuyamaca College, 900 Rancho San Diego Parkway, El Cajon CA 92019.
East County Californian 8/18/2022-132944

NOTICE INVITING BIDS

The City Council of the City of Lemon Grove invites sealed bids for the CONNECT MAIN STREET PHASES 1, 2, and 3 PROJECT. The project consists of grading; construction of asphalt concrete paving and base; concrete curb, gutter, sidewalks, and ramps; architectural gateway plaza panels with decorative hardscaping; exercise equipment; decomposed granite; street lighting; traffic signing and striping; landscaping and irrigation systems; water improvements; storm drainage; stage construction, traffic control and temporary detours; and water pollution control measures. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. The bid due date has been extended from Thursday, August 17, 2023 to Tuesday, August 22, 2023. All bid proposals must be received by the Engineering Department, 3232 Main Street, Lemon Grove, CA, 91945, **PRIOR TO** the bid closing time of **10:00 AM, Tuesday, August 22, 2023**. Bids will then be publicly opened and read aloud.

Contract Documents may be examined at <https://www.lemongrove.ca.gov/business/contracting-opportunities>. Each bid shall be accompanied by the security referred to in the Contract Documents, the non-collusion affidavit, the list of proposed subcontractors, contractor's reference list, certificate of worker compensation insurance, and all additional documentation required by the Instructions to Bidders. The City reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding. /s/ Ed Walton, Contract City Engineer
E-mail: ewalton@lemongrove.ca.gov
Dated: August 15, 2023

The City of Lemon Grove complies with the Americans with Disabilities Act. If you require reasonable accommodations for this bid opening, contact the City Clerk's Office, (619) 825-3800, at least 48 hours prior to the scheduled opening.
East County Californian 8/18/2023-133911

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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
09/26/2023
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

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(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.)
DATE: 8/11/2023
Michael T. Smyth
Judge of the Superior Court
East County Californian- 133845
8/18,25,9/1,8/23

BOAT LIEN SALE
1970 14'
MAKE: SCHOCK
HULL ID # UNKNOWN
CF # 9939 EU
LIEN SALE DATE: 08/24/2023 9:00 AM
LOCATION: PIER 32 MARINA
ADDRESS: 3201 MARINA WAY NATIONAL CITY CA 91950
BOAT LIEN SALE
1993 15'
MAKE: AVON
HULL ID #
A V B 3 3 2 2 5 1 2 9 3
CF # 223831
LIEN SALE DATE: 08/24/2023 9:00 AM
LOCATION: PIER 32 MARINA
ADDRESS: 3201 MARINA WAY NATIONAL CITY CA 91950
EC Californian
8/18/2023-133848

STORAGE TREASURES AUCTION
ONE FACILITY - MULTIPLE UNITS
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10835 Woodside Ave, Santee, CA 92071 on 09/05/2023 @ 11:00 AM
Erik Aamot, tools, jigsaw
Advertised on www.storage-treasures.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.
8/18, 8/25/23
CNS-3730400#
SANTEE STAR
ECC/Santee Star
8/18,25/23-133890

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T.S. No. 112178-CA APN: 501-311-06-00
NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/21/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 9/25/2023 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/30/2007 as Instru-

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ment No. 2007-0362417 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: RICHARD DALE BENNETT AND DOLORES ARLENE BENNETT, HUSBAND AND WIFE, AS JOINT TETANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 10205 GAUL WAY, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$390,252.93 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to

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Sell to be recorded in the county where the real property is located.
NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 112178-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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

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auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearrecon.com, using the file number assigned to this case 112178-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108
ECC/Spring Valley Bulletin
8/18,25,9/1/2023-133521

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NOTICE OF TRUSTEE'S SALE T.S. No. 48072711 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED PLEASE NOTE THAT PURSUANT TO CIVIL CODE SECTION 2923.3(d)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE SECTION 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/15/2013. 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

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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: SHEILA C. DIXON, A WIDOW Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded 8/23/2013 as Instrument No. 2013-0527921 of Official Records in the office of the Recorder of SAN DIEGO County, California, Street Address or other common designation of real property: 402 CEDAR ST EL CAJON, CA 92021 A.P.N.: 483-251-01-00 Date of Sale: 8/25/2023 at 9:00:00 AM Place of Sale: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$121,886.65, Estimated. 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) 280-2832 or visit this Internet Website www.auction.com, using the file number assigned to this case 48072711. 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 Website. 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 (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 48072711 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. The Notice to Tenant pertains

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to sales occurring after January 1, 2021. Date: 7/31/2023 IDEA LAW GROUP, PC 1651 E 4th Street, Suite 124 Santa Ana, California 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (800) 280-2832 www.auction.com Maggie Salac, Foreclosure Officer PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE USED FOR THAT PURPOSE. A-4792320 0 8 / 0 4 / 2 0 2 3 , 0 8 / 1 1 / 2 0 2 3 , 0 8 / 1 8 / 2 0 2 3 **ECC/EI Cajon Eagle 8/4,11,18/2023-133524**

NOTICE OF TRUSTEE'S SALE TS No. CA-23-956284-CL Order No.: FIN-23001866 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/17/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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): Curtis L Stevens, and Dolores E Stevens, married Recorded: 10/5/2007 as Instrument No. 2007-0648111 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 9/13/2023 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020

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Amount of unpaid balance and other charges: \$76,480.92 The purported property address is: 4633 WESTON RD, LA MESA, CA 91941 Assessor's Parcel No.: 496-242-29-00 Legal Description: Please be advised that the legal description set forth in the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Parcel 1: Those portions of the Northeast quarter of the Southwest quarter and of the Northwest quarter of the Southeast quarter of Section 22, Township 16 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, described as follows: Beginning at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 22; thence along the Southerly line of said Northeast quarter of the Southwest quarter, North 89° 38' 50" West, 208.50 feet to a corner of the boundary of land described in Deed to Joe L. Thurston, Et Ux, recorded October 22, 1954 as Document No. 141736 in Book 5406, Page 519 of Official Records; thence along the boundary of said Thurston's Land, North 00° 21' 10" East 104.25 feet; thence leaving said boundary South 89° 38' 50" East 266.50 feet to the Easterly line of said Thurston's Land; thence along said Easterly line South 00° 21' 10" West, 104.25 feet to the Southerly line of said Northwest quarter of the Southeast quarter of Section 22; thence along said Southerly line North 89° 38' 50" West 58.00 feet to the point of beginning. Parcel 2: An easement and right of way for road, sewer, water, gas, power and telephone lines and appurtenances thereto over, under, along and across a strip of land 20.00 feet in width, lying within the Northeast quarter of the Southwest quarter of Section 22, Township 16 South, Range 1 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to United States Government Survey, the West-erly Boundary of said strip being described as follows: Beginning at the Northwest corner of Parcel 1 hereinabove described, being also a point on the boundary of land described in Deed to Joe L. Thurston Et Ux, recorded October 22, 1954 as Document No. 141736 in Book 5406, Page 519 of Official Records; thence along said boundary North

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00° 21' 10" East 75.75 feet; thence leaving said boundary North 45° 21' 10" East 40.33 feet to a corner in the boundary of said Thurston's Land; thence along said boundary North 00° 21' 10" East 114.25 feet to a point which is South 89° 38' 50" East 2.75 feet from the Southeasterly corner of land described in Deed to Lawrence F. Smith, Et Ux., recorded July 3, 1959 in Book 7752, Page 120 of Official Records. Parcel 3: An easement and right of way for road, sewer, water, gas, power and telephone lines and appurtenance thereto over, under, along and across a strip of land 20.00 feet in width, lying within the Northeast quarter of the Southwest quarter of Section 22, Township 16 South, Range 1 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to United States Government survey, the Center line of said strip being described as follows: Beginning at the Northwesterly corner of Parcel 2 hereinabove described; Thence North 89° 38' 50" West 2.75 feet to the Southeasterly corner of land described in Deed to Lawrence F. Smith, Et Ux, recorded July 3, 1959 in Book 7752, Page 120 of Official Records; thence along the Southerly line of said Smith's Land, North 89° 38' 50" West 224.25 feet to the Easterly line of the West-erly 10.00 feet of said Smith's Land; Thence along said Easterly line North 00° 21' 10" East 194.25 feet to the Northerly line of said Smith's Land. **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

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property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-956284-CL. 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 website. 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 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-956284-CL 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

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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: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-956284-CL IDSPub #0187521 8/18/2023 8/25/2023 9/1/2023 **ECC/La Mesa Forum 8/18,25,9/1/2023-133651**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 166784 Title No. 2434852 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/25/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 09/11/2023 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/28/2017, as Instrument No. 2017-

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0393074, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Michael S. Lunde, A Single Man and Victoria Lynn Werner, A Single Woman As Joint Tenants, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the entrance to the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 381-350-03-56 The street address and other common designation, if any, of the real property described above is purported to be: 10315 Restful Court, Santee, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$331,729.07 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 08/08/2023 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature 27368 Via Industria, STE. 201, TEMECULA, CA 92590

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(619) 465-8200 The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. **FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 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) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: 166784. 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 ten-

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ant 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) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or <https://tracker.auction.com/sb1079/> for information regarding the sale of this property, using the file number assigned to this case Ts# 166784 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. A-4793107 08/11/2023, 0 8 / 1 8 / 2 0 2 3 , 0 8 / 2 5 / 2 0 2 3 **ECC/Santee Star 8/11,18,25/2023-133737**

NOTICE OF TRUSTEE'S SALE T.S. No. 23-00637-RM-CA Title No. 8783721 A.P.N. 377-190-15-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/13/2006. 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(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 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

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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, 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: Alice Marie Cox an unmarried woman Duly Appointed Trustee: National De-

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fault Servicing Corporation Recorded 05/16/2006 as Instrument No. 2006-0346129 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: 09/27/2023 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$377,806.26 Street Address or other common designation of real property: 11315 Pinehurst Drive, Lakeside, CA 92040 A.P.N.: 377-190-15-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if

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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

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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

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the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sale, using the file number assigned to this case 23-00637-RM-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 website. 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, if conducted after January 1, 2021, 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)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2023-00665-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

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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: 08/08/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4793141 0 8 / 1 8 / 2 0 2 3 , 0 8 / 2 5 / 2 0 2 3 , 0 9 / 0 1 / 2 0 2 3

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ded 12/21/2004 as Instrument No. 2004-1197245 of Official Records in the office of the Recorder of SAN DIEGO County, California, Subject deed of trust is an equity/credit line. Street Address or other common designation of real property: 11861 GARDENA LANE LAKESIDE, CA 92040 A.P.N.: 385-320-21-00 Date of Sale: 9/13/2023 at 10:00:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$45,290.50. Estimated. 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

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rescheduled time and date for the sale of this property, you may call (866) 684-2727 or visit this Internet Website <https://www.servicelinkasap.com>, using the file number assigned to this case 48075255. 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 Website. 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 (866) 684-2727, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned to this case 48075255 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 8/11/2023 IDEA LAW GROUP, PC 1651 E 4th Street, Suite 124 Santa Ana, California 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (866) 684-2727 <https://www.servicelinkasap.com> Maggie Salac, Foreclosure Officer PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE USED FOR THAT PURPOSE. A-4793639 0 8 / 1 8 / 2 0 2 3 , 0 8 / 2 5 / 2 0 2 3 , 0 9 / 0 1 / 2 0 2 3

T.S. No.: 2023-00665-CA

A.P.N.:580-171-45-00
Property Address: 1347 SANGAMON AVENUE, SPRING VALLEY, CA 91977

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/19/2006. 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.

Trustor: STEVIE FRAZIER, A SINGLE MAN
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 09/29/2006 as Instrument No. 2006-0697818 in book ---, page--- and of Official Records in the office of the Recorder of San Diego County, California,
Date of Sale: 09/25/2023 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, reasonably estimated costs and other charges: \$ 636,655.15

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.
Street Address or other common designation of real property: 1347 SANGAMON AVENUE, SPRING VALLEY, CA 91977
A.P.N.: 580-171-45-00

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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: \$ 636,655.15.

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned

a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-00665-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 OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2023-00665-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: August 8, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003
Sales Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

ECC/Spring Valley Bulletin 8/18,25,9/1/2023-133800

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ECC/EI Cajon Eagle 8/18,25,9/1/2023-133763

NOTICE OF TRUSTEE'S SALE T.S. No. 48075255 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/15/2004. 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: Lance Hirahara, and Melanie R. Hirahara, Trustees of the Hirahara Family Trust Dated 3/18/2004 Duly Appointed Trustee: IDEA LAW GROUP, PC Recorder's Office: 1500 Palma Drive, Suite 238, Ventura, CA 93003

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