AUGUST 18, 2023 | THE EAST COUNTY CALIFORNIAN - 11

Legal Notices-CAL ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00029321-CU-PT-CTL TO ALL INTERESTED PERSONS: Petitioner: **FFRAIN GAI AVIC filed** a petition with this court for a decree changing names as follows: EFRAIN GALAVIC to EFRAIN GARCIA GA-LAVIZ. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated be-low to show cause, if if any, why the petition for change of name should not be granted. Any person objecting to the name changes de-scribed 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

Legal Notices-CAL Legal Notices-CAL Superior Court 330 West Broadway San Diego, CA 92101 (To appear remotely, check in advance of the hearing for informa-tion 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 suc-cessive weeks prior to the date set for hearing on the petition in the following newspa-per of general circula-

tion, 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 uperior 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

ies, creditors, contin-gent creditors and persons who may other-wise be interested in the will or estate, or both, of: BARBARA JEAN SANDERS.

A Petition for Probate has been filed by: AN-ESHA SANDERS & BENJAMIN SANDERS in the Superior Court of California, County of San Diego The Petition for Pro-

To all heirs, beneficiar-

bate requests that AN-ESAH 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 al-low the personal rep-resentative to take many actions without obtaining court approv-al. Before taking certain very important ac-tions, 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 in-dependent administra-

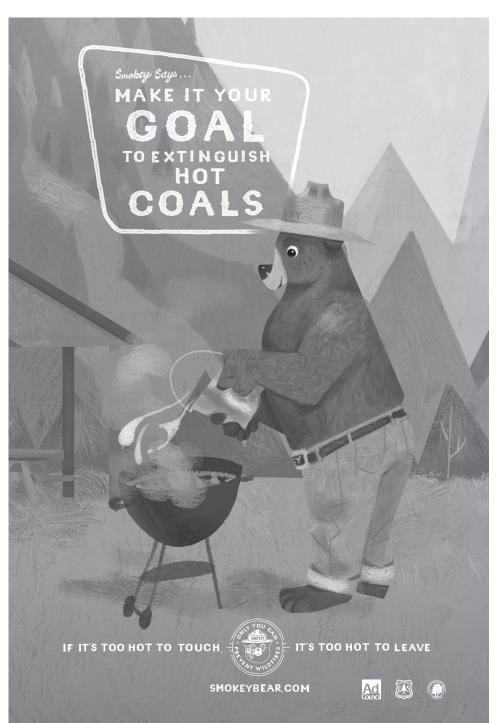
Legal Notices-CAL tion authority will be granted unless an in-terested person files an objection to the peti-tion and shows good case why the court should not grant the authority. A hearing on the peti-

tion 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 other-wise ordered by the Court. Virtual appearances must be made using the depart-ment's Microsoft Teams ("MS Teams") video link; or by calling the depart-ment's MS Teams conference phone number and using the assigned confer-ence ID number. The MS Teams video conference links and phone numbers can be found at <u>www.sd-</u> <u>court.ca.gov/ProbateHear-</u>

ings. 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



Legal Notices-CAL Legal Notices-CAL Legal Notices-CAL Legal Notices-CAL file your claim with the later of either (1) four as defined in section delivery to you of a nocourt and mail a copy to the personal repres-58(b) of the California Probate Code, or (2) months from the date tice under section 9052 of first issuance of letof the California Proentative appointed by the court within the ters to a general per-sonal representative, 60 days from the date of mailing or personal bate 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 work-er 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 subcontract-

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. Execut-(MBE), and Executive Order 12138, which requires promotion of participation by Minority Business Enterprises (MBE). Disabled Veterans Business Enterprises, and Minority/Women Business Enter-prises 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 Oppor-tunities 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 <u>https://www.lemongrove.ca.gov/business/contracting-op-portunities</u>. 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 REGISTRA-TION (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 confract entered into pursuant to this advertisement, Disadvantaged Business Enterprises will be af-forded 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. Documenta-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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Legal Notices-CAL

al authority may affect your rights as a credit-or. You may want to consult with an attorney knowledgeable in California law You may examine the

file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an in-ventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner[.] East County Californian 8/4,11,18/2023-133464

NOTICE OF PUBLIC LIEN SALE OF PER-SONAL PROPERTY

AT PUBLIC AUCTION Extra Space Storage will hold a public auc tion to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 575 Fletcher Pkwy Ste 150, El Cajon CA 92020 619-658-0699 Date of Sale: September 5, 2023 @ 11:30 AM

Joel Vargas office furniture John Ibrahim boxes.

tools, bike, clothes, appliances, sporting goods Amber Myers furniture,

clothes, boxes, bags Jason Ébner table, τv bags, boxes, totes, hand tools, power tools, floor rugs, clean-

ing supplies, grill, skateboard, vacuum, stools, landscaping equipment Nijah Talley furniture, boxes, house items,

appliances Joy Seed couch. dining set, mattress, microwave, TV, bags, bicycle, boxes, clothes, shoes, totes, portable AC, bedding, decora-tions. This Auction will be listed and advertised on www.storagetreasures.comPurchases must be made with cash only and paid at the above referenced facility to complete the transaction.

Legal Notices-CAL 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-3726115# ECC/El Cajon Eagle 8/18,25/23-133518

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00019070-CU-PT-CTL TO ALL INTERESTED PERSONS: Petitioner: MARK SMITH filed a petition with this court for a decree changing names as follows: DEAN GARY LEE KRAEMER to DEAN GARY LEE SMITH. THE COURT OR-DERS 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

been sued. Read the information below. not be granted. Any You have 30 calendar person objecting to the days after this sumname changes de mons and petition are served on you to file a response (Form FLscribed above must file a written objection that includes the reasons 120) at the court and have a copy served on for the objection at least two court days before the matter is the petitioner. A letter, phone call, or court appearance will not pro-tect you. If you do not scheduled to be heard and must appear at the hearing to show cause why the petition should file your response on time, the court may not be granted. If no make orders affecting objection is your marriage or dowritten timely filed, the court may grant the petition mestic partnership, your property, and cuswithout a hearing. NOTICE OF HEARING tody of your children. You may be ordered to pay support and attor-

09/08/2023 8:30 a.m., Dept. 61 Superior Court

330 West Broadway lawyer immediately. San Diego, CA 92101 A copy of this Order to Show Cause shall be Get help finding a law-yer at the California Courts Online Selfpublished at least once Help each week for four successive weeks prior to the date set for hear ing on the petition in the following newspaper of general circula-tion, printed in this county: East County Californian NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT (To appear remotely, check in advance of

(*www.courts.ca.gov/sel fhelp*), at the California Legal Services web-(www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRAIN-ING ORDERS ARE ON PAGE 2: These restraining orders are effective against both

spouses or domestic partners until the petithe hearing for informa-tion about how to do so tion is dismissed, a judgment is enterd, or on the court's website. the court makes fur-

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on August 31, 2023. Call # Year Make Model Color VIN License # State Engine No.# 3123406 2020 Hyundai Elantra Grey 5NPD84LF1LH575670 9DTZ289 3125539 2015 Audi A3 Grey WAUACGFF6F1039109 9BUW360 CA 3126092 2017 Chevrolet Colorado Grey 1GCGSBEN8H1199040 28735G2 CA

3126689 2016 Suzuki LS650 White JS1NP41A2G2106149 22X5967 CA P401185868

Vehicles Location: 123 35th St, San Diego, CA 92102 3124659 2016 Dodge Challenger Black 2C3CDZAG8GH225925 THELIE

3126340 2018 Suzuki SV650 Blue JS1VP55A0J2100406 24S1909 CA

P511152906 3126384 2013 Toyota Camry Grey 4T1BF1FKXDU299318 8ETW302 CA

Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120 3107968 2018 Toyota Camry Black 4T1B11HK6JU576375 QJYY90 FL Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054 3123100 2015 Dodge Dart Silver 1C3CDFBBXFD266084 7JSE509 CA Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911 3123284 2018 Honda Accord White 1HGCV1F35JA227106 8FSW248 CA 126171 2017 Ford Fusion Brown 3FA6P0G75HR313393 CPD3043 AZ Vehicles Location: 3333 National Ave, San Diego, CA 92113 3126131 2013 Dodge Dart Grey 1C3CDFAA0DD342255 8MTD118 CA Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121 3086601 2014 Ford C-Max Red 1FADP5BU1EL514638 7JYM149 CA Vehicles Location: 9135 Olive Dr, Spring Valley, CA 91977 3124311 2014 Jeep Patriot Black 1C4NJPFB6ED764231 NQQZO5 FL 3125523 2016 SYM Fiddle II Blue RFGBS1HEXGXAW3844 NONE

Vehicles Location: 3801 Hicock St, San Diego CA 92110 EC Californian 8/18/2023-133847

Legal Notices-CAL Legal Notices-CAL To find your court's ther orders. They are website, go to www.courts.ca.gov/find enforceable anywhere in California by any law -my-court.htm.) DATE: 7/17/2023 Peter F. Murray enforcement officer who has received or seen a copy of them. FEE WAIVER: If you Judge of the Superior Court East County Califor-nian- 133522 8/4,11,18,25/23 SUMMONS

(FAMILY LAW) (CITACION

Derecho familiar)

CASE NUMBER

NOTICE TO

RESPONDENT:

(Aviso al Demandado):

ANGELA HERRON YOU HAVE BEEN

SLIED

PETITIONER'S NAME

IS:

(Nobre del

demandante): JOSEPH MICHAEL

CESCOLINI NOTICE! You have

ney fees and costs. For

legal advice, contact a

Center

t

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cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. AVISO! Lo han de-mandado. Lea la informacion a continua-(Numero del Caso) 23FL006460C cion.

Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta y Peticion Citacion para presentar una Respuesta (formulario FL-120) ante la corte v efectuar la entrega legal de una copia al de-mandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obten-er informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de Califorа

(www.sucorte.ca.gov), en el sitio web de los Servicios Legales de C a l i f o r n i a www.lawhelpca.org) o Poniendose en contacto con el colegio de

abogados de su condado. A V I S O - L A S ORDENES DE RE-STRICCION SE EN-CUENTRAN EN LA PAGINA 2: Las PAGINA ordenes de restriccion estan en vigencia en cuanto a ambos cony-uges o miembros de la pareja de hecho hasta que se depida la peti-cion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de Califor-EXENCION DE CUO-

TOS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y dirección de la corte es): San Diego Central Division, 1100 Union Street, San Diego, CA 92101 The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del deLegal Notices-CAL mandante, o del demandante que no tiene abogado, es): JOSEPH MICHAEL CESCOLINI, 3051 51ST STREET SAN DIEGO, CA 92105. 760-623-9794 CA Date: 06/08/2023 Clerk, by (Secretario): M Boesen

Deputy (Adjunto) EC Californian 8/11,18,25,9/1/2023-133573

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-

00031635-CU-PT-CTL TO ALL INTERESTED PERSONS: Petitioner: STEPHANIE ALEXAN-DRIA VALENCIA-GOODWIN filed a petition with this court for a decree changing names as follows: STEPHANIE ALEXAN-DRIA VALENCIA-GOODWIN to STEPHANIE ALEXAN-DRIA GOODWIN. 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 in-cludes the reasons for the objection at least two court days before the matter is sched-uled 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 09/11/2023

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.) 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 circula-tion, printed in this county: East County Californian NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT DATE: 07/26/2023 Michael T. Smyth Judge of the Superior Court

LIEN SALE Furniture, mattress Heather Forthun Home goods David Robert Gold petitive bidding on or

after 8-26-2023 11:00am. Auction to be

8/11 8/18/23

8/11,18/23-133599

NOTICE OF LIEN

Notice is hereby given

that the undersigned

will sell at public online

auction pursuant to Di-vision 8, Chapter 10 of

the California Busi-

ness and Professions

Code commencing with Section 21700 the fol-

lowing miscellaneous

personal property to-wit identified by tenant

name and storage unit

Keyona Smith unit 085

Petra Elena Macias

This sale will be com-petitive bidding on the

28th day of August 2023 at 9AM on the

James Heras unit 074

number:

unit 309

unit 026

nia.

party.

VIEW

133624

ated:

Rd

ctions.com

8/11 8/18/23

CNS-3727246

LEMON GROVE RE-

ECC/Lemon Grove Review 8/11,28/23-

ONE FACILITY -

MULTIPLE UNITS

Extra Space Storage will hold a public auc-

tion to sell personal

property described be-

low belonging to those

individuals listed below

at the location indic-

10115 Mission Gorge

Santee, Ca 92071

Greg Buffington

Bikes. totes

Boxes

Rino Cole

Felipe Rodriguez

Storage bins Sami Smith

kennel

09/05/2023 12:00 pm

Groundwork One Con-

struction Co Tools, household

goods, paperwork Erica Celio

Purchases must be held online at www.bid13.com Propmade with cash only at and paid at the above referenced facility in orerty to be sold as follows: miscellaneous der to complete the household goods, pertransaction. Extra Space Storage may re-fuse any bid and may sonal items furniture and clothing belonging to the following: Unit #B86 Carte, Ryan rescind any purchase up until the winning bidder takes posses CNS-3726817# sion of the personal SANTEE STAR ECC/Santee property. 8/18, 8/25/23 Star

CNS-3727241# SANTEE STAR ECC/Santee Star

Legal Notices-CAL

queen box springs

8/18.25/23-133663

NOTICE OF PUBLIC LIEN SALE OF PER-SONAL PROPERTY AT PUBLIC AUCTION

Extra Space Storage will hold a public auc-tion to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Stor-Angelia Y. Bateman unit 306 Angelia Y. Bateman age. 1636 N. Magnolia Ave. El Cajon, CA 92020, 619.456.0120, Date of auction: 09/05/2023 at 10:00 am

TARA LATTMAN-Household Goods, dresser, table, bags, boxes, totes, vacuum and a mirror. Caroline Elkins-42

website Storageauc-tions.com. The propboxes, twin bed, mat-tress, table, bags, and erty is stored at loca-tion which is located at totes William Anderson-2305 Lemon Grove Ave Lemon Grove Ca, Household Goods, boxes and crates. 91945 County of San Diego State of Califor-The auction will be listed and advertised on The landlord rewww.storagetreasures. com. Purchases must serves the right to bid at the sale. Purchases be made with cash only and paid at the abovemust be made with referenced facility in orcash and paid for at the der to complete the transaction. Extra Space Storage may retime of purchase All purchased goods are sold "as-is" and must be removed at time of fuse any bid and may rescind any purchase up until the winning sale. This sale is subject to prior cancellation in the event of setbidder takes possestlement between landsion of the personal lord and obligated property. Auctioneer: Storageau-

8/18, 8/25/23 CNS-3727797# ECC/El Cajon Eagle 8/18,25/23-133731

NOTICE LIEN SALE OF PERSONAL PROPERTY AT PUB-LIC 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 09-02-2023, 11:00 am. Auction to be held on l i n e a t www.bid13.com Prop-erty to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging

to the following: Lien Sale Ad Account# 143834 Unit #E282 Smith, Dar-

3 dressers, bed, dog Kathryn Longendyke holiday decor, baby clothes, misc Unit #E413 Cerrone, Vincent Unit #B137 Tilton, Jef-

frev Unit #F757 Cook, Christine 8/18, 8/25/23 CNS-3728652# SANTEE STAR

ECC/Santee Star couch, boxes, vanity, 2 8/18,25/23-133746 bidder takes posses

that pursuant to Sec-tion 21701-2171 of the business and Professions Code, Section 2382 of the Commer-cial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rock-vill St, Santee CA 92071 will sell by competitive bidding on or after 08-26-2023, 11:00 am. Auction to be held online a t www.bid13.com Property to be sold as follows: miscellaneous

Legal Notices-CAL NOTICE OF PUBLIC LIEN SALE OF PER-

SONAL PROPERTY

AT PUBLIC AUCTION

Notice is hereby given

household goods, personal items, furniture, and clothing belonging to the following: Unit #A30 Botard,

James Unit #F543 Perez,

Michelle Unit #F760 Sylliaasen, Stephanie 8/11, 8/18/23 CNS-3726397#

SANTEE STAR ECC/Santee Star 8/11,18/23-133570

LIEN SALE

Notice is hereby given that pursuant to Sec-tion 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 09-02-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, per-sonal items, furniture, and clothing belonging to the following:

Unit #A16 Campana. Teresa

8/18 8/25/23 CNS-3729267# SANTEE STAR ECC/Santee Stai 8/18,25/23-133790

LIEN SALE

Extra Space Storage will hold a public auc-tion to sell personal property described be-low belonging to those individuals listed below at the location indicated:

Extra Space Storage 1539 East Main Street El Cajon, CA 92021

619-396-1818 date Auction 9/05/2023 at 11:00 AM Richard Stanich- Bikes, Tools, Clothes, House-hold Goods

lan Johnson -House

hold goods Ashley Johnson-Boxes, Household Clothes Goods

Samantha Lechtanski-Clothes Dianne Herrera- Per-

sonal Belongings in a Few Backpacks, TV The auction will be lis ted and advertised on storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may re-fuse any bid and may rescind any purchase up until the winning

East County Califor-nian- 133477 8/4,11,18,25/23

Notice is hereby given that pursuant to Sec-tion 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 comLegal Notices-CAL

Legal Notices-CAL sion of the personal property. 8/18, 8/25/23 CNS-3729724# ECC/El 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 FARAIDOON ABRAHAM/ ARZO AB-RAHAM on behalf of minor filed a petition with this court for a decree changing names as follows: a) AHMAD MUSTAHAN ASKAR-GAR to MUSTAHAN ABRAHAM b) AHMAD NOMAN ASKARGAR to NOUMAN ABRA HAM c) MEHREEN ASKARGAR U to ASKAHGAR U to MEHREEN ABRA-HAM. THE COURT ORDERS that all per-sons interested in this matter shall appear be fore 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 recom-mendations 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 blic. YOU WILL THEREFORE TAKE NOTICE THAT the Governing Board of the Grossmont-Cuyamaca Community College District will con-duct 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 <u>blic</u> 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 as-phalt concrete paving and base; concrete curb gutter, sidewalks, and ramps; architectural gate-way 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 con-trol 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, <u>PRIOR TO</u> 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/con-tracting-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

Legal Notices-CAL Legal Notices-CAL Any person objecting to (To appear remotely the name changes de-scribed 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

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 www.courts.ca.gov/find -my-court.htm.) DATE: 8/11/2023 Michael T. Smyth Judge of the Superior Court East County Califor-nian- 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 MAR-INA 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 MAR-INA WAY NATIONAL CITY CA 91950 EC Californian 8/18/2023-133848

STORAGE TREAS-

ONE FACILITY – MUL-TIPLE UNITS Extra Space Storage will hold a public auc-tion 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 Erik Aamot, tools, jigsaw Advertised

www.storagetreasures. com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may re-fuse any bid and may rescind any purchase up until the winning bidder takes posses-sion of the personal property. 8/18, 8/25/23

CNS-3730400# SANTEE STAR ECC/Santee Star 8/18,25/23-133890

Legal Notices-CAL T.S. No. 112178-CA APN: 501-311-06-00 NOTICE OF TRUST-EE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DE-FAULT UNDER A DEED OF TRUST, DATED 5/21/2007. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY IT MAY BE SOLD AT A PUBLIC SALE. IF YOU POBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A AWYER Ôn 9/25/2023 at 10:30 AM, CLEAR RECON CORP, as duly appoin-ted trustee under and pursuant to Deed of Trust recorded 5/30/2007 as Instru-

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 BENto NETT AND DOLORES ARIENE BENNETT HUSBAND AND WIFE AS JOINT TETANTS WILL SELL AT PUB-LIC AUCTION TO HIGHEST BIDDER F O R C A S H , CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FED-ERAL SAVINGS AND OAN ASSOCIATION SAVINGS ASSOCI-ATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHOR IZED TO DO BUSI-NESS IN THIS STATE; AT THE MAIN EN-TRANCE TO THE EAST COUNTY RE-GIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right title 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 ACCUR-ATELY DESCRIBED IN SAID DEED OF IN TRUST. The street address and other common designation, any, of the real property described above is purported to be: 10205 GAUL WAY, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims anv liability for any incorrectness of the street address and other como n mon 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 vances 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

Legal Notices-CAL

Legal Notices-CAL Legal Notices-CAL Sell to be recorded in the county where the real property is located. NOTICE TO POTEN-TIAL BIDDERS: If you are considering bidding on this property lien, you should under-stand that there are risks involved in hidding at a trustee auction. You will be bidding on a lien, not on the property itself. Pla-cing 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 paving off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encour-aged to investigate the existence, priority, and size of outstanding liens that may exist on this property by con-tacting the county re-corder'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 if on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a cour-tesy 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.STOXPOST-ING.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 ten-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

There auction. 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.clearreconcorp.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 vou 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" eligible bidder,' vou should consider contacting an attorney or appropriate real estate professional immedi ately for advice regard-ing this potential right to purchase. FOR SALES INFORMAto TION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 ECC/Spring Valley B u I I e t i n 8/18,25,9/1/2023-133521

NOTICE OF TRUST EE'S SALE T.S. No. 48072711 NOTE: THERE IS A SUM-MARY OF THE IN-FORMATION IN THIS DOCUMENT AT DOCUMENT AT-TACHED PLEASE NOTE THAT PURSU-ANT TO CIVIL CODE Section 2923.3(d)(1) THE ABOVE STATE-MENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE Section 2923.3(a) THE SUM-MARY OF INFORMA-TION IS NOT RE-QUIRED TO BE RE-CORDED OR PUB LISHED AND THE SUMMARY OF IN-ORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OB TRUSTOR YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 8/15/2013. UNLESS YOU TAKE ACTION PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANA TION 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 cred it 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 busi-ness in this state will be held by the duly ap-pointed trustee as shown below, of all

Legal Notices-CAL Legal Notices-CAL right, title, and interest ance company, either conveyed to and now held by the trustee in of which may charge you a fee for this inthe hereinafter deformation. If you consult either of these rescribed property under sources, you should be aware that the same and pursuant to a Deed of Trust described belender may hold more than one mortgage or low. The sale will be made, but without covenant or warranty, ex-pressed or implied, redeed of trust on the property. NOTICE TO PROPERTY OWNER: garding title, posses-sion, or encumbrances, The sale date shown to pay the remaining principal sum of the on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pur-suant to Section 2924g 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 of the California Civil Code. The law re-Deed of Trust, interest quires that information thereon, fees, charges about trustee sale postand expenses of ponements be made available to you and to the public, as a cour-tesy to those not Trustee for the total amount (at the time of the initial publication of the Notice of Sale) present at the sale. If reasonably estimated to be set forth below. you wish to learn whether your sale date has been postponed, and, if applicable, the The amount may be greater on the day of sale. Trustor: SHEILA C. DIXON, A WIDOW rescheduled time and date for the sale of this Duly Appointed Trust-ee: IDEA LAW GROUP, PC Recor-ded 8/23/2013 as Inproperty, you may call (800) 280-2832 or visit this Internet Website www.auction.com, using the file number asstrument No 2013-0527921 of Official Resigned to this case cords in the office of the Recorder of SAN 48072711. Information about postponements DIEGO County, Califor-nia, Street Address or that are very short in duration or that occur close in time to the scheduled sale may other common designation of real property: 402 CEDAR ST EL CAJON, CA 92021 not immediately be re-flected in the tele-A.P.N.: 483-251-01-00 Date of Sale: phone information or on the Internet Web-8/25/2023 at 9:00:00 site. The best way to AM Place of Sale: East verify postponement in-County Regional Cen-ter, 250 E. Main Street, formation is to attend the scheduled sale. El Cajon, CA 92020 Amount of unpaid bal-NOTICE TO TENANT: You may have a right ance and other charges: \$121,886.65, to purchase this property after the trustee The under-Estimated. signed 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

auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible ten-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 bid-der," you may be able to purchase the prop-erty if you exceed the property may be ob-tained by sending a written request to the last and highest bid placed at the trustee auction. There are beneficiary within 10 days of the date of first three steps to exerpublication of this No-tice of Sale. NOTICE TO POTENTIAL BIDcising this right of pur-chase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet web-DERS: If you are considering bidding on this property lien, you site www.auction.com, using the file number should understand that there are risks inassigned to this case 48072711 to find the volved in bidding at a trustee auction. You will be bidding on a lidate on which the trustee's sale was held, the en, not on the property itself. Placing the highest bid at a trustee amount of the last and highest bid, and the adauction does not autodress of the trustee. Second, you must send a written notice of inmatically entitle you to free and clear ownership of the property. You should also be tent to place a bid so that the trustee receives it no more than 15 days after the trustaware that the lien being auctioned off may ee's sale. Third, you must submit a bid so be a junior lien. If you are the highest bidder at the auction, you are that the trustee reor may be responsible ceives it no more than for paying off all liens senior to the lien being 45 days after the trust-ee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider conauctioned off. before you can receive clear title to the property. You are encouraged to investigate the exist-ence, priority, and size tacting an attorney or appropriate real estate of outstanding liens professional immedi-ately for advice regardthat may exist on this property by contacting the county recorder's ing this potential right to purchase. The No-

office or a title insur-

tice to Tenant pertains

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Legal Notices-CAL

Legal Notices-CAL 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, AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE FOR ТНАТ USED 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/El Cajon Eagle 8/4.11.18/2023-133524

NOTICE OF TRUST-FE'S SALE TS No. CA-56284-CL Order FIN-23001866 23-956284-CL No · YOU ARE IN DE-FAULT UNDER A DEED OF TRUST DATED 9/17/2007. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE P R O C E E D I N G 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 to the Financial Code and authorized to do business in this state, will be held by duly appoin-ted trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encum-brances, 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 ex-penses 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 great-er on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Curtis L Stevens, and Dolores F Stevens married Recorded: 10/5/2007 as Instrument No 2007-0648111 of Official Re-

cords in the office of the Recorder of SAN DIEGO County, Califor-nia; 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, loc-ated at 250 E. Main St., El Cajon, CA 92020

Amount of unpaid balance and other charges: \$76,480.92 The purported prop-erty 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 on the Deed of Trust is in error. The legal de-scription 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 guarter of the Southwest quarter and of the Northwest guarter 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 Califor according to nia United States Government Survey, de-scribed as follows: Beginning at the South-east corner of the nia. Northeast guarter of the Southwest quarter of said Section 22; thence along the Southerly line of said Northeast guarter 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" Fast 104 25 thence leaving said boundary South 89° 38' 50" East 266.50 feet to the Easterly line Thurston's said 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 appur-tenances 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 Califor-nia, according to United States Govern-ment Survey, the Westerly 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 Thurston Et Ux, recorded October 22 1954 as Document No. 141736 in Book 5406, Page 519 of Official Records; thence along said boundary North

Legal Notices-CAL Legal Notices-CAL 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 Thur-ston'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 de-scribed in Deed to Lawrence F. Smith, Et Ux., recorded July 3, 1959 in Book 7752, Page 120 of Official Decorde Parcel 2: Ap 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 North-east quarter of the Southwest quarter of Section 22, Township 16 South, Range 1 West, San Bernardino base and meridian, in San the County of Diego, State of Califoraccording to United States Govern-ment survey, the Cen-ter line of said strip be-ing 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 Westerly 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 PO-TENTIAL 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 respons ible for paying off all li-ens senior to the lien being auctioned off, before you can receive clear title to the prop-erty. You are encouraged to investigate the existence, priority, and size of outstanding li-ens that may exist on this property by con-tacting 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, pur-suant 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 cour-tesy to those not present at the sale. If vou 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.co m, using the file numassigned to this foreclosure by the Trustee: CA-23-956284-CL. Information about postponements that are verv 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. NO-TICE 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-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 bid-' you may be able to purchase the prop-erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of pur-chase. 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 trust-ee'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 immedi-IAWYFR 09/11/2023 at 9:00 AM ately for advice regard-The Mortgage Law Firm, PLC, as duly aping this potential right to purchase. NOTICE TO PROSPECTIVE pointed Trustee under and pursuant to Deed of Trust recorded 08/28/2017, as Instru-ment No. 2017-OWNER-OCCUPANT: Any prospective owneroccupant as defined in Section 2924m of the

Legal Notices-CAL Legal Notices-CAL California Civil Code 0393074, in book 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 COR-PORATION by 5 p.m. on the next business day following the trust-ee's sale at the address set forth in the below signature block The undersigned Trustee disclaims anv liability for any incorrect-ness of the property address or other com mon designation, i any, shown herein. If no street address or other common designation is shown, direc tions 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 Pur-chaser at the sale shall be entitled only to a re-turn 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 Benefi ciary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this Ìoan in which case this letter is intended to exercise the note holders right's against the real property only. Date QUALITY LOAN SER-VICE 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.qual-ityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUAL-ITY 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 TRUST-EE'S SALE Trustee Sale No. 166784 Title No. 2434852 YOU ARE IN DEFAULT UN DER A DEED OF TRUST, DATED 08/25/2017. UNLESS VOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A

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Lunde, A Single Man and Victoria Lynn Werner, A Single Wo-man As Joint Tenants WILL SELL AT PUB-AUCTION LIC HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUI-VALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the en-trance to the East County Regional Cen-ter, 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 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 prop-erty 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, posses-sion, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as said provided in 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

(619) 465-8200 The XX page xx, of Official Re-cords in the office of Mortgage Law Firm, PLC may be attemptthe County Recorder of San Diego County, State of California, exing to collect a debt. Any information obtained may be used for that purpose. FOR TRUSTEE'S SALE INecuted by Michael S FORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTEN-TIAL BIDDERS: If you are considering bidding on this property li-en, 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 vou 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 re-corder's office or a title 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: sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary trustee, or a court, pur-suant to Section 2924g of the California Civil Code. The law re-quires that information about trustee sale postponements be made available to you and to the public, as a cour-tesy 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 verv short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the tele phone 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 prop-erty after the trustee auction pursuant to Section 2924m of the California Civil Code If

you are an "eligible ten-

and highest bid placed at the trustee auction. If you are an "eligible bid-der," you may be able to purchase the prop-erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of pur-chase. 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 re-ceives it no more than 45 days after the trust-ee'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 ing this potential agent to purchase. A-4793107 08/11/2023, 0 8 / 1 8 / 2 0 2 3, 0 8 / 2 5 / 2 0 2 3 FCC/Santee Star 8/11,18,25/2023-133737 NOTICE OF TRUST-EE'S SALE T.S. No. 23-00637-RM-CA Title No. 8783721 A.P.N. 377-190-15-00 YOU ARE IN DEFAULT UN ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 04/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU. YOU AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursu-ant to a Deed of Trust

Legal Notices-CAL

ant buyer," you can purchase the property if you match the last

Legal Notices-CAL

Legal Notices-CAL 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 great-er on the day of sale. Trustor: Alice Marie Cox an unmarried woman Duly Appointed Trustee: National De-

Legal Notices-CAL fault Servicing Corporany. Recorded ation 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 Estim-ated amount of unpaid balance and other charges: \$377,806.26 Street Address or oth er common designation of real property 11315 Pinehurst Drive Lakeside, CA 92040 A.P.N.: 377-190-15-00 The undersigned Trust ee disclaims any liability for any incorrect ness of the street address or other common designation, if

Legal Notices-CAL 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 bid-der shall have no further recourse. The re-quirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BID-DERS: If you are considering bidding on this

tion does not automatically

entitle you to free and clear ownership of the property. You should also be aware

or may be responsible for

you consult either of these

visit this Internet Web site https://www.altisource.com/

loginpage.aspx using the file number assigned to this case 2023-00665-CA. In-

formation about postpone-ments that are very short in

duration or that occur close in time to the scheduled

Legal Notices-CAL property lien, should understand that there are risks involved in bidding at a trustee auction. You trustee auction. will be bidding on a li-en, 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 ou 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

T.S. CA No.: 2023-00665

A.P.N.:580-171-45-00 Property Address: 1347 SANGAMON AVENUE 1347 SPRING VALLEY, CA91977

NOTICE OF TRUSTEE'S

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED TO BELOW IS NOT AT-TACHED TO THE RE-CORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVID-ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED

: 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 INFOR-IÓN DE ESTE DOCU-MENTO TALA: MAYROONG BUOD NG IMPORMASYON DOKUMENTONG ITO NA

DORUMENTONG TO NA NAKALAKIP LƯU Ý: KĚM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRÔNG TẢI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 09/19/2006. UN-LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLA-NATION OF THE NATURE PROCEEDING YOU, YOU CONTACT A OF THE AGAINST SHOULD Α I AWYFR

Trustor: STEVIE FRAZIER, A SINGLE MAN Trustee:

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: A T 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

a written request to com-mence foreclosure, and the undersigned caused a No-tice of Default and Election THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S FOR to Sell to be recorded in the FOR CASH, CASHIEH'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR county where the real prop erty is located. AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC-TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-RIZED TO DO BUSINESS IN THIS STATE: NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are

IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the herein-after described property un-der 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 SAN-GAMON AVENUE, SPRING VALLEY, CA 91977 A.P.N.: 580-171-45-00

the existence, priority, and size of outstanding liens that may exist on this prop-erty by contacting the county The undersigned Trustee disclaims any liability for any incorrectness of the street recorder's office or a title insurance company, either of which may charge you a fee for this information. If address or other common designation, if any, shown above.

resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on The sale will be made, but without covenant or war-ranty, expressed or implied, regarding title, possession, or encumbrances, to pay the this property. remaining principal sum of the note(s) secured by the Deed of Trust with interest NOTICE TO PROPERTY OWNER: The sale date shown on this notice of thereon, as provided in said note(s) advances under the sale may be postponed one or more times by the mortgagee, beneficiary, terms of said Deed of Trust fees, charges and expenses of the Trustee and of the mortgagee, beneficiary, trustee, or a court, pursutrusts created by said Deed trustee. ant to Section 2924g of the California Civil Code. The law requires that information of Trust The total amount of the unpaid balance of the obligation secured by the property to be sold and reaabout trustee sale postponesonable estimated costs, exments be made available to penses and advances at the time of the initial publication of the Notice of Sale is: you and to the public, as a courtesy to those not pres-ent at the sale. If you wish \$ 636.655.15. to learn whether your sale date has been postponed, and, if applicable, the re-scheduled time and date for the sale of this property, you may call (866)-960-8299 or

Note: Because the Ben-eficiary 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 suc-cessful bidder shall have no further recourse.

In time to the scheduled sale may not immediately be reflected in the telephone information or on the In-ternet Web site. The best way to verify postponement information is to attend the scheduled sale. The beneficiary of the Deed of Trust has executed and delivered to the undersigned

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, pur-suant 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 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 aucat 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 that the lien being auctioned off may be a junior lien. If you are the highest bid-der at the auction, you are the trustee sale, you can call (866)-960-8299, or visit this internet website https://www. altisource.com/loginpage. aspx, using the file number 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 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 afyou must submit a bid, by remitting the funds and af-fidavit 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 immediate ly for advice regarding this potential right to purchase.

> Date: August 8, 2023Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238

Ventura CA 93003 Sale Information Line: (866) 960-8299 https://www.alti

source.com/loginpage.aspx

Trustee Sale As sistant

WESTERN PROGRES-WESTERN PROGRES-SIVE, LLC MAY BE ACT-ING AS A DEBT COLLEC-TOR 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

the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you con-sult 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, pur-suant 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 courtesv 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 s, using the file num-ber 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 im-mediately 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 pur chase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buy-ers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bid-der," you may be able to purchase the prop-erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of pur-chase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet web site www.ndscorp.com, using the file number assigned to this case 23-00637-RM-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate

Legal Notices-CAL

Legal Notices-CAL 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 Servi-cing 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 714-730-2727; es Website: Line Sales 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 ECC/EI Cajon Eagle 8/18,25,9/1/2023 133763

NOTICE OF TRUST-EE'S SALE T.S. No. 48075255 YOU ARE A DEFAULT UNDER A DEED OF TRUST DATED 12/15/2004. UNLESS YOU TAKE ACTION TO PRO-ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G 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 check drawn by a state or federal cred it 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 be-low. 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 Trust-e e: IDEA LAW GROUP, PC RecorAugust 18, 2023 | The East County Californian -15

Legal Notices-CAL

rescheduled time and

Legal Notices-CAL

ded 12/21/2004 as In-

1197245 of Official Re-

cords in the office of Recorder of SAN DIEGO County, Califor-nia, 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 under-signed 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 BID-DERS: 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 in-formation. If you con-sult either of these resources, you should be aware that the same lender may hold more 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 2924a 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

strument No. 2004date 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 propertv after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible ten-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 bid-der," you may be able to purchase the prop-erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of pur-chase. First, 48 hours after the date of the trustee sale, you can call (866) 684-2727, or visit this internet web site https://www.servicelinkasap.com, using the file number as-signed 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 trust-ee'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 con-tacting an attorney or appropriate real estate professional immediately for advice regard-ing this potential right to purchase. The No-tice 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 De-partment: (877) 353-2146 Sale Information Only: (866) 684-2727 https://www.servicelinkasap.com Mag-gie Salac, Foreclosure Officer PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE ACTING AS A DEBT COLLECTOR. AT-TEMPTING TO COL-LECT 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 ECC/El Cajon Eagle 8/18,25,9/1/2023-133851