

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

NOTICE OF PUBLIC HEARING FOR THE SANTEE AUTO CENTER PROJECT

Notice is hereby given by the **PLANNING & BUILDING DEPARTMENT**, of the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday, October 25, 2023.

SUBJECT: Applications for a Conditional Use Permit (P2022-10) and Environmental Initial Study (AEIS2022-11) for the construction and operation of an auto center on a 13.1-acre vacant site in the General Commercial (GC) Zone. The subject site would be graded into three parcels (Parcel A, B, & C) and developed with new buildings, parking, landscaping, and storm water facilities. Parcel A would include a new auto dealership (33,974 sf) with an accessory auto detail building (2,549 sf). Parcel B would include a new auto dealership (33,112 sf). Parcel C would include a new auto body shop (16,405 sf) with an accessory car wash building (5,400 sf).

The project would include six driveways into the site, two on Cottonwood Avenue, three on Mission Gorge Road and one on Railroad Avenue. Proposed public improvements include sidewalks and fully landscaped parkways on the project frontage along Mission Gorge Road and Cottonwood Avenue. The subject property is located at 10335 Mission Gorge Road on the south side of Mission Gorge Road, west of Magnolia Avenue and east of Cottonwood Avenue, and is further identified by Assessor's Parcel Numbers (APN) 384-091-01, -13, & -14. Project plans can be downloaded from the City's website using the following link: <https://www.cityofsanteeca.gov/services/project-environmental-review>

LOCATION: 10335 Mission Gorge Road; APN: 384-091-01, -13, -14

APPLICANT: Kevin Perry (HED Design)

ENVIRONMENTAL STATUS: Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2022-11) was completed for the project, which determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2023080274) was prepared and advertised for public review from August 11, 2023, to September 11, 2023.

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

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100, extension 114 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner, Michael Coyne, at the Planning & Building Department, 10601 Magnolia Avenue, Santee, CA 92071. Phone 619-258-4100, extension 160. You may also review the project file during business hours at the Planning & Building Department: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.

Publish date: October 13, 2023.
East County Californian 10/13/2023-135610

**REACH OVER
81,000
READERS
WEEKLY
ALL EAST COUNTY
ONLY \$4.50 PER LINE
619-441-1440
DEADLINE WEDNESDAY AT
9:00 A.M.**



EVEN WHEN IT'S JUST AROUND THE CORNER.

**NEVER GIVE UP
UNTIL THEY BUCKLE UP.**



VISIT SAFERCAR.GOV/KIDSBUCKLEUP



Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00039777-CU-PT-CTL
TO ALL INTERESTED PERSONS: Petitioner: YUSUF HAKIM KAWY aka ZEKELI ENOCH GOLD filed a petition with this court for a decree changing names as follows: YUSUF HAKIM KAWY aka ZEKELI ENOCH GOLD to AMOS RAIN SOLBERG. 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.

LOCATION: 10335 Mission Gorge Road; APN: 384-091-01, -13, -14

APPLICANT: Kevin Perry (HED Design)

ENVIRONMENTAL STATUS: Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2022-11) was completed for the project, which determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2023080274) was prepared and advertised for public review from August 11, 2023, to September 11, 2023.

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Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2023-00039842-CU-PT-CTL
TO ALL INTERESTED PERSONS: Petitioner: JORGE LUNA TORRES filed a petition with this court for a decree changing names as follows: JORGE LUNA TORRES to JORGE LUNA. 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.

LOCATION: 10335 Mission Gorge Road; APN: 384-091-01, -13, -14

APPLICANT: Kevin Perry (HED Design)

ENVIRONMENTAL STATUS: Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2022-11) was completed for the project, which determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2023080274) was prepared and advertised for public review from August 11, 2023, to September 11, 2023.

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To find your court's website, go to www.courts.ca.gov/find-my-court.htm.
DATE: 9/15/2023
Michael T. Smyth
Judge of the Superior Court
East County Californian - 134877
9/22,29,10/6,13/23

NOTICE OF PUBLIC LIEN SALE OF PERSONAL PROPERTY AT PUBLIC AUCTION
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-21-2023, 11:00 am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E285 Campbell, Stephnia 10/6, 10/13/23
CNS-3743731#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135317

LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-21-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E206 Lerma, Nicholas 10/6, 10/13/23
CNS-3744170#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135367

LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-21-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E208 Sampayan, Russell 10/6, 10/13/23
CNS-3743249#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135318

Publish date: October 13, 2023.
East County Californian 10/13/2023-135610

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NOTICE OF LIEN
Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number:
Andre S. Rodriguez Jr. unit 28
Luigi Grossi unit 69
Fabio A. Mazuera unit 117
Linda McCurdy unit 201
This sale will be competitive bidding on the 23rd day of October 2023 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: Storageauctions.com
10/6, 10/13/23
CNS-3744732#
ECC/El Cajon Eagle
10/6,13/23-135416

LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-21-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E206 Lerma, Nicholas 10/6, 10/13/23
CNS-3744170#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135367

LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-21-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E208 Sampayan, Russell 10/6, 10/13/23
CNS-3743249#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135318

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 POLA VIN: 3NSNAE929MF148237 STATE: CA LIC: BM7V29 at 10:00 AM. **EC Californian 10/13/2023-135665**

Publish date: October 13, 2023.
East County Californian 10/13/2023-135610

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to the following:
Unit #F571 Angulo, Luis
10/6, 10/13/23
CNS-3745027#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135453

NOTICE OF PUBLIC LIEN SALE OF PERSONAL PROPERTY AT PUBLIC AUCTION
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CNS-3743249#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135318

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 POLA VIN: 3NSNAE929MF148237 STATE: CA LIC: BM7V29 at 10:00 AM. **EC Californian 10/13/2023-135665**

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 POLA VIN: 3NSNAE929MF148237 STATE: CA LIC: BM7V29 at 10:00 AM. **EC Californian 10/13/2023-135665**

Publish date: October 13, 2023.
East County Californian 10/13/2023-135610

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to the following:
Unit #F571 Angulo, Luis
10/6, 10/13/23
CNS-3745027#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135453

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CNS-3743249#
SANTEE STAR
ECC/Santee Star
10/6,13/23-135318

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 POLA VIN: 3NSNAE929MF148237 STATE: CA LIC: BM7V29 at 10:00 AM. **EC Californian 10/13/2023-135665**

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 POLA VIN: 3NSNAE929MF148237 STATE: CA LIC: BM7V29 at 10:00 AM. **EC Californian 10/13/2023-135665**

Publish date: October 13, 2023.
East County Californian 10/13/2023-135610

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DEADLINE WEDNESDAY AT
9:00 A.M.**

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Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-28-2023, 11:00 am. Auction to be held

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online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging

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to the following: Unit #F994 Morales, Paul 10/13, 10/20/23 **CNS-3746781# SANTEE STAR ECC/Santee Star 10/13,20/23-135677**

Legal Notices-CAL

LIEN SALE
On 10/27/2023 at 3070 DEL SOL BLVD, SAN DIEGO, CA a Lien Sale will be held on a 2021 P O L A V I N : 3NSNAE929MF149453 STATE: CA LIC: BM7V40 at 10:00 AM. **EC Californian 10/13/2023-135666**

Legal Notices-CAL

LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 10-28-2023, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E282 Smith, Darnella 10/13, 10/20/23 **CNS-3747137# SANTEE STAR ECC/Santee Star 10/13,20/23-135676**

Legal Notices-CAL

Recorded 9/9/2011 as Instrument No. 2011-0466677 in book , page Loan Modification recorded on 9/28/2021 as Instrument No. 2021-0679412 of Official Records in the office of the Recorder of San Diego County, California, Described as follows: As more fully described in said Deed of Trust Date of Sale: 10/23/2023 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$248,626.23 (Estimated) Street Address or other common designation of real property: 10402 CLAUDIA AVENUE SANTEE, CA 92071 A.P.N.: 381-600-17-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auc-

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tion. 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 23-28613. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file

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number assigned to this case 23-28613 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 09/19/2023 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Tai Alailima, Director **ECC/Santee Star 9/29,10/6,13/2023-134935**

T.S. No. 23004766-1 CA APN: 519-210-32-00 NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/27/2004. 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 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.

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on October 26, 2023. **Call # Year Make Model Color VIN License # State Engine No. #**
3144404 2016 Dodge Charger Black 2C3CDXHG9GH132857 NONE
3143783 2007 Chevrolet Tahoe White 1GNFC13C67R312057 6EEZ067 CA
3143185 2016 Chevrolet Cruze White 1G1BE5SM8G7304016 8PHG210 CA
Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120
3144087 2014 Ford Mustang Grey 1ZVBP8EMXE5306404 7FVVF286 CA
3119220 2019 Honda Rebel Black MLHPC5609K5200288 OMB45 PA
Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111
3137245 2022 Honda NVA110 Green 3H1JK0718ND001572 26D9041 CA JK07E3001608
3124061 2002 Ford F-350 Super Duty White 1FTWW33F32EB72409 78573T1 CA
Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121
3142835 2015 RAM ProMaster City White ZFBERFAT7F6A63941 NONE
Vehicles Location: 110 N Hale Ave, Escondido, CA 92029
EC Californian 10/13/2023-135638

INVITATION TO BID

The City of Santee invites bids for the Weston Park EV Charge Station, CIP 2023-31. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on November 2, 2023 at which time they will be publicly opened and read. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary for the Weston Park Electric Vehicle Charge Station, CIP 2023-31 including but not limited to; installation of a new electric vehicle (EV) charge station at Weston Park, and all related and necessary work as defined in the contract documents. The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within twenty (20) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$30,000.00. The contractor shall possess a valid Class A or C-10 license at the time of bid submission. Each bid is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to the City of Santee, in an amount not less than 10 percent of the total bid submitted. The Successful Bidder will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the Total Bid Price, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the Total Bid Price, on the forms provided and in the manner described in the Bid Documents. The Contractor, may, at its option, choose to substitute securities meeting the requirements of said Public Contract Code Section 22300. Pursuant to Section 1770 et. seq. of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Trade Contractor to whom the Contract is awarded, and upon any subcontractor under such Trade Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. This project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776. Payment of prevailing wages shall be in full to each worker and paid for the correct classification of the work being performed. The wage rates for the project shall be included in the Contract with the awarded bidder. Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at www.cityofsanteeca.gov. Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance. **East County Californian 10/13,20/2023-135592**

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

Escrow No. 160292PCG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Harry J. Peckman and Kurt Peckman, 3713 Kenora Drive, Spring Valley, CA 91977

Doing business as: Dirty Harry's Carwash 2
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: Dirty Harry's Carwash: 7716 Pacific Ave., Lemon Grove, CA 91945

The location in California of the chief executive office of the seller(s) is: 11069 El Nopal, Lakeside, CA 92040

The name(s) and business address of the buyer(s) is/are: Fireproof ME, Inc., a California Corporation, 3713 Kenora Drive, Spring Valley, CA 91977

The assets to be sold are generally described as: BUSINESS, GOODWILL, COVENANT NOT TO COMPETE AND FURNITURE, FIXTURES, EQUIPMENT and are located at: "Dirty Harry's Carwash 2" 3713 Kenora Drive, Spring Valley, CA 91977

The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 10/31/2023.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 10/30/2023, which is the business day before the anticipated sale date specified above.

Dated: 10/02/23
Buyer's Signature
Fireproof ME, Inc., a California Corporation
By: /s/ Mark K. Wilson, President

By: /s/ Elizabeth A. Wilson, Secretary
10/13/23
CNS-3747160# SPRING VALLEY BULLETIN ECC/Spring Valley Bulletin 10/13/23-135686

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The amount may be greater on the day of sale. Trustor: JULIO MAYEN, AND SARAH A MAYEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF Survivorship duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 12/30/2004, as Instrument No. 2004-1229184 of Official Records of San Diego County, California; Date of Sale: 10/20/2023 at 09:00 AM Place of Sale: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$2,031,854.50 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 15335 CASTLE PEAK LANEJAMUL, CA 91935Described as follows: As more fully described on said Deed of Trust.A.P.N #: 519-210-32-00The undersigned Trustee disclaims any liability for any incorrectness of the 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:

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The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this Internet Web site www.auction.com using the file number assigned to this case 23004766-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916 or visit this Internet Web site https://tracker.auction.com/sb1079 using the file number assigned to this case 23004766-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 09/22/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 or www.auction.com Michael Busby, Trustee Sale Officer This office

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is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 38236 Pub Dates 09/29, 10/06, 10/13/2023 **ECC/Spring Valley Bulletin 9/29,10/6,13/23-135057**

T.S. No.: 23-29144 A.P.N.: 584-480-29-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/20/2010. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: JESSE W SCHROEDER AND NANISE MALIA SCHROEDER, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 5/27/2010 as Instrument No. 2010-0266540 in book, page of Official Records in the office of the Recorder of San Diego County, California. Described as follows: AS

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FULLY DESCRIBED IN SAID DEED OF TRUST Date of Sale: 10/30/2023 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$290,162.10 (Estimated) Street Address or other common designation of real property: 417 SACRAMENTO AVE SPRING VALLEY, CA 91977 A.P.N.: 584-480-29-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the

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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 website www.STOXPOSTING.com, using the file number assigned to this case 23-29144 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

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bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 09/27/2023 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Tai Alailima, Director **ECC/Spring Valley Bulletin10/6,13,20/2023-135330**

NOTICE OF TRUSTEE'S SALE No. : 00000009826462 Title Order No.: 230251591 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/15/2012. 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. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/21/2012 as Instrument No. 2012-0731368 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: MARGARITA TIRADO, A SINGLE PERSON, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 11/03/2023 TIME OF SALE: 9:00 AM PLACE OF SALE: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, Entrance of the East County Regional Center. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 1208 SUNSHINE TRAIL, JULIAN, CALIFORNIA 92036 APN#: 250-162-15-00 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,

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expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$166,166.41. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO 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 833-561-0243 for in-

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formation regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000009826462. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009826462 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concors Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 09/28/2023 A-F N 4 7 9 7 3 6 9 1 0 / 0 6 / 7 0 2 3 , 1 0 / 1 3 / 2 0 2 3 , 1 0 / 2 0 / 2 0 2 3 **ECC/Santee Star 10/6,13,20/2023-135370**