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#### Legal Notices-CAL

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 37-2023-00053062-CU-PT-CTL  
TO ALL INTERESTED PERSONS: Petitioner: MARWAN LAYTH AKRAM filed a petition with this court for a decree changing names as follows: MARWAN LAYTH AKRAM to MARWAN LAYTH QASHAT. THE COURT ORDERS that all persons interested

#### Legal Notices-CAL

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

#### Legal Notices-CAL

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**  
01/22/2024  
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

**Legal Notices-CAL**

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**Legal Notices-CAL**

each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT**  
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/ind-my-court.htm](http://www.courts.ca.gov/ind-my-court.htm).)  
**DATE: 12/08/2023**  
 Michael T. Smyth  
 Judge of the Superior Court  
**East County Californian - 137488**  
**12/15,22,29/23,1/5/24**

**TERI TOOLAN** be appointed as personal representative to administer the estate of the decedent.  
 The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.  
 A hearing on the petition will be held in this court as follows:  
**02/06/2024**  
**10:30 a.m. Dept. 504**  
**1100 Union Street**  
**San Diego, CA 92101**  
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS

Teams video conference links and phone numbers can be found at [www.sd-court.ca.gov/ProbateHearings](http://www.sd-court.ca.gov/ProbateHearings).  
 If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
 You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an in-

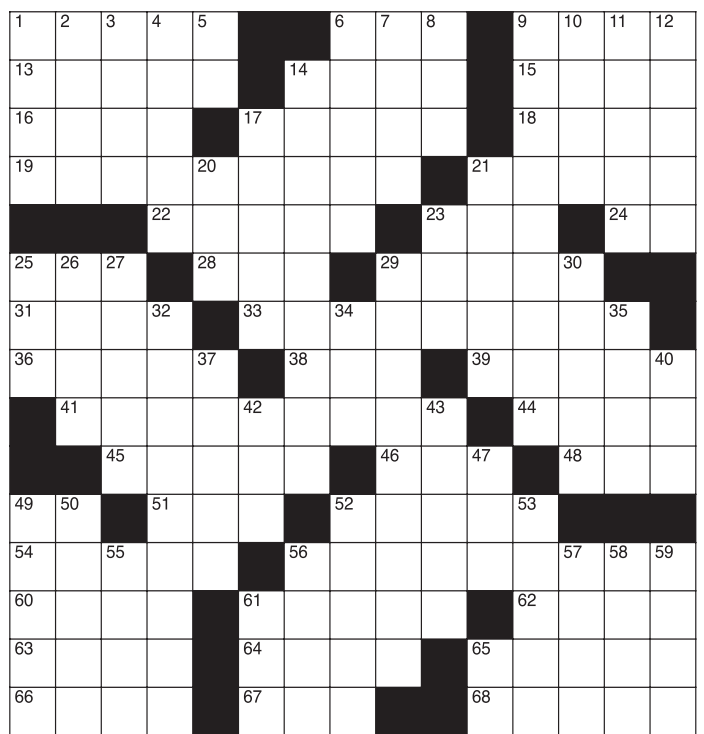
**CLUES ACROSS**

1. Bleated
6. Snakelike fish
9. Database management system
13. Russian-American violinist
14. Wendy's founder Thomas
15. Ancient Italian-Greek colony
16. Negatives
17. Rescued
18. Self-immolation by fire ritual
19. Assigns tasks to
21. Island nation native
22. Trade
23. Detergent brand
24. Famed NY Giant
25. Before
28. Split pulses
29. Extremely angry; highly incensed
31. Body part
33. American state
36. David \_\_, US playwright
38. Move one's head slightly
39. Secret rendezvous
41. Improved

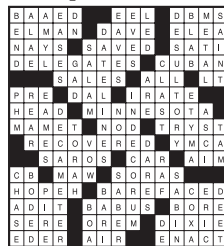
44. A place to exercise
45. 18-year astronomical period
46. Automobile
48. You can take it
49. A radio band
51. Jaws of an animal
52. Short-billed rails
54. Chinese province
56. Shameless and undisguised
60. Horizontal passage into a mine
61. Adult males
62. Fail to entertain
63. Dried-up
64. City in north-central Utah
65. Southern U.S.
66. German river
67. Oxygen
68. Make law

**CLUES DOWN**

1. Curved segment
2. Wings
3. From pentane (Chemistry)
4. Gradually gets into
5. Commercial document (abbr.)
6. Overhang
7. Christmas and New Year's have them
8. Type of bulb
9. Lacking a plan
10. Tattle
11. Rockers like it "heavy"
12. One who's been canonized



14. Indicate time and place
17. Nobel Prize winner in physics
20. The voice of Olaf
21. Fragmented rock
23. They \_\_
25. Master of Philosophy
26. Backside
27. Landmark house in L.A.
29. An act of undue intimacy
30. From which a later word is derived
32. Equal to 10 meters
34. Neither
35. Computer language
37. Sacred book of Judaism
40. A woolen cap of Scottish origin
42. A way to dedicate
43. Challenges
47. British Air Aces
49. Large, influential bank
50. Portended
52. Cavalry-sword
53. Vaccine developer
55. Napoleonic Wars general
56. Italian Seaport
57. Hip joint
58. \_\_ Clapton, musician
59. Insect repellent
61. Decorative scarf
65. Delaware



**NOTICE OF PETITION TO ADMINISTER ESTATE OF: RUTH BAINBRIDGE CASE No. 37-2023-00039625-PR-LA-CTL**  
 To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: **RUTH BAINBRIDGE**.  
 A Petition for Probate has been filed by: **TERI TOOLAN** in the Superior Court of California, County of San Diego. The Petition for Probate requests that

**ESOTERIC ASTROLOGY AS NEWS FOR DECEMBER 27, 2023 - JANUARY 2, 2024**

**WALKING WITH THE MAGI ASTROLOGER KINGS INTO THE NEW YEAR**

We begin the new year, January 1, 2024, under a stationing (standing still) Mercury. A Mercury station means anything could occur in the coming year. Life itself becomes life unexpected. In addition, 2024 will be the most important election year of our lives – and we (history books) will look back and say “that was the crazy year that was.” The absurdity of what we have been listening to, witnessing and experiencing the past eight years has been, well, absurd, to say the least, if not hard to believe.

In looking back at these years, and gazing into the future, one can say there is definitely purpose in these unprecedented times, a purpose that humanity must come to know. Absurdities help humanity choose which path to follow. This way, or that (way). And in this voting year, the choice of this president or that president (the false one or the real) is crucial. We are at the end of an age. Confusion, difficulties, polarizations and chaotic unrest always appear at the ending of an age. And evil shows up too, showing its face in plain sight.

What do we know about 2024? The words most applicable would be “acceleration, a quickening, speeding up, increases in velocity, actions, speech and vibration and change occurring in the blink of an eye!” These are Aquarian words. Pluto has been in Capricorn, an earth (slow, Saturn) sign for the last 14 years (since 2008, financial crisis). Pluto leaves Capricorn and enters Aquarius January 20, (next year), signifying a complete transformation of the social structure, and a in vibration for humanity and the earth. From slow earth to the lightness and movement of wind and air. The beginning of a new era, epoch, threshold and entryway into an

unknown world. As the Pisces Age is succeeded by the Aquarius Age we will see a gradual “rising up of humanity with healing in its wings.”

At each new year we walk with the Three Magi Astrologer Kings to Bethlehem (House of Bread) to offer gifts to the Holy Child (“Light of the world”). This cosmic event that occurred 2000 years ago is behind our gift giving during Christmas and on a deeper level, reminds us that we too are gifts (magical gifts). Each sign we were born under holds a gift. Each sign has a name, a magical gift and a task. Each of the twelve days after Christmas (midnight Dec. 26 – midnight Jan. 6, Epiphany) highlights and reviews one of the zodiacal signs – Aries to Pisces (ending on January 6th). Each sign is a gift and our journey has already begun. Happy & Peaceful New Year to one & all – to Everyone!

**ARIES:** During the holidays (days up to and including January 6th) after tending carefully and joyfully to family, begin to plan, create goals and agendas for your work in the world. Sun, Pluto and Mars together allow your career and profession to be your focus and whatever you do to prepare, whatever work and responsibilities you assume, prosperity and opportunity follow. Remember also, in all that you do, to radiate Goodwill (to all).

**TAURUS:** It is a good thing to consider some sort of travel to areas, cultures and people you've never been for the Sun is in your thinking-about-travel house. This is a time of learning and of experiencing differences that allow new possibilities to occur on both inner and outer levels. It's most important to understanding another's need in order to prepare for and tend to

changes in the coming year. You don't want to leave anyone behind. Flexibility will be most important. Compassion too.

**GEMINI:** The Christmas season presents us with great solar and cosmic mysteries. Actually the entire liturgical and esoteric year is a mystery, leading to understanding who we are, why we're here on earth, how we arrived, how to return to our original home and who our Teachers are. We have forgotten our entire spiritual history. But not you, the keeper of information. I suggest you once again study the Mysteries, explore them to see if you are ready to follow the Path they summon you to. You are the messenger. Remember?

**CANCER:** These weeks of holidays and holidays, it's good to reach out to others for company, companionship and friendship. A deep closeness results, which you need and have secretly been seeking. You will understand how and what it means to have harmony with others, which you also seek. Promise yourself and others that you will not betray anyone emotionally. Think on this. Turning into your crab shell can make others feel abandoned. Maintain stability as you lead others to the manger.

**LEO:** Your daily work increases including working on your health and well-being, your diet, exercise and restriction of stress and worry. Along with these health needs, your creativity is stimulated too. You'll feel happier and happier when creating which turns to unexpected joy. Happiness comes from the personality and joy emerges from the Soul and heart of the Sun. Joy is what the birth of the Holy Child brought to humanity and the earth. This coming year you have a new birth, too.

**VIRGO:** You may not consider

yourself creative or artistic, often thinking your detail and need for perfection (there is none – there is only “good enough”) keeps you from the more aesthetic arts. But actually you are artistic & creative and soon this will be so apparent you'll have to choose among the many endeavors, undertakings, blueprints, designs and projects that appear. You will be like a happy child who knows their work is good (enough). And so it is.

**LIBRA:** You find in the days to come a new level of structure and order. You cannot bear and sort of disorder and that spaciousness (and not objects, no matter how beautiful) must fill each room. You may buy or sell property, someone (a child, a mother, an elder, a friend or even new pets) may need to live with you. Sometimes you want to live alone. But that doesn't last. Tending to parents or intimates, loved ones, provides time needed to correct disharmonious relationships before death, the next adventure, spirits them happily away.

**SCORPIO:** All of a sudden you notice your community seems more vital, alive, and inviting. You realize it contains information you gladly accept and you visit different areas and neighborhoods and realize how important where you live is. You give thanks for the services, amenities, facilities and people that serve you. Yes, they serve you. Everyone is in service to everyone else. And then you begin to give back, creating new relationships and your heart expands in proportion. It's joy and !hark! the angels sing about it!

**SAGITTARIUS:** Whereas you always wondered how to use money resourcefully and what you value, you'll soon begin to just enjoy life for the very first time consciously. Your appreciation for the earth will at times

feel like happiness enfolded in joy realizing you're here on this magnificent planet along with everyone else all doing their deep psychological work. Money situations ease up and opportunities you didn't expect (but hoped for) will materialize. Be grateful for everything. Be one of the Magi. Which one would you be?

**CAPRICORN:** You've actually become the king/queen of the zodiac as so many good things come your way, all of which you deserve, like self-esteem and success, attaining goals, feeling loved and most importantly your feelings of not being enough vanishing. Know that decisions you make professionally are always correct. Reach for the sky in all matters. You have the talents and skills and opportunities are like stars hanging from the sky waiting to be plucked. Follow Polaris, your north star.

**AQUARIUS:** Optimism has begun to wrap itself around you like a cloak, shielding you from past challenges, healing you physically, emotionally and mentally, expanding your dreams to do what it is you know you can and must, and helping you know the truth about yourself – that you are insightful, a futurist, an excellent writer, thinker and speaker, a scientist (occult), and very lucky because all your needs are met by the great White Spirit in the sky. Now with all of that you can willingly serve others in need. You need a radio show and podcast.

**PISCES:** You've been thinking how to expand your social circle but you realize to feel comfort and safety those involved must understand and act within the new Aquarian Laws & Principles. Have you noticed when people look at you they smile? What is it they see? Is it your perplexedness, your humility, your grace, your pure spirit? Know that you are not alone. Know also that you must ask for what you want and need. Ask and ask, then ask again. Obstacles will be removed. The light and beauty of the holy season shines upon you. Then you turn around and share it.



**Legal Notices-CAL**

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: TERI TOOLAN, PO BOX 676, LAKE FOREST, CA 92385. 909-601-0078

**East County Californian**  
12/22,29/23,1/5/24-1372675

**STORAGE TREASURES AUCTION**  
ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 10835 Woodside Ave, Santee, CA 92071 on 01/23/2024 @ 11:00am Jodi McAlexander

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

1/5, 1/12/24  
**CNS-3768617#**  
**SANTEE STAR**  
**ECC/Santee Star**  
1/5,12/24-137920

**STORAGE TREASURES AUCTION**  
ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1539 E Main St, El Cajon, CA 92021 on 01/23/2024 @ 11:00am Claudia Pineda Kai Harris Anthony Masters Kimberly Randles Eva Vonstohl Tom Schmidt Andrew Clark

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

1/5, 1/12/24  
**CNS-376862#**  
**ECC/El Cajon Eagle**  
1/5,12/24-137921

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSE LUIS VEGA**  
CASE No. 37-2023-

**Legal Notices-CAL**

**00053201-PR-LA-CTL**  
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOSE LUIS VEGA.

A Petition for Probate has been filed by: MARIA LUISA VEGA in the Superior Court of California, County of San Diego

The Petition for Probate requests that MARIA LUISA VEGA be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court as follows:

03/06/2024  
1:30 p.m. Dept. 502  
1100 Union Street  
San Diego, CA 92101

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

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

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

**Legal Notices-CAL**

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

Attorney for Petitioner: STEVEN L. RUBIN, 1761 HOTEL CIRCLE S. #106, SAN DIEGO, CA 92108. (619) 252-1704

**East County Californian**  
12/29/23, 1/5, 12/24-137958

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 37-2023-00054410-CU-PT-CTL

TO ALL INTERESTED PERSONS: Petitioner: KENNETH LYNN KRAJNAK filed a petition with this court for a decree changing names as follows: KENNETH LYNN KRAJNAK to KENNETH LYNN O'KEEFE. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
01/30/2024

8:30 a.m., Dept. 61  
Superior Court  
330 West Broadway  
San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT** (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 12/18/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 137723**  
12/22,29/23,1/5,12/24

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**Legal Notices-CAL**

**CARLOS LUIS VEGA**  
CASE No. 37-2023-00053199-PR-LA-CTL  
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: CARLOS LUIS VEGA.

A Petition for Probate has been filed by: MARIA LUISA VEGA in the Superior Court of California, County of San Diego

The Petition for Probate requests that MARIA LUISA VEGA be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court as follows:

02/02/2024  
10:00 a.m. Dept. 503  
1100 Union Street  
San Diego, CA 92101

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

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

**Legal Notices-CAL**

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

Attorney for Petitioner: STEVEN L. RUBIN, 1761 HOTEL CIRCLE S. #106, SAN DIEGO, CA 92108. (619) 252-1704

**East County Californian**  
12/29/23, 1/5, 12/24-137959

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 37-2023-00052693-CU-PT-CTL

TO ALL INTERESTED PERSONS: Petitioner: JAMIE DOLORES DROZ on behalf of minors filed a petition with this court for a decree changing names as follows: a) AMINA CAMELLIA CALDERON to ADINA CAMELLIA DROZ b) EDRIC EMILIANO CALDERON to LEVI EDRIC DROZ. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
01/22/2024

8:30 a.m., Dept. 61  
Superior Court  
330 West Broadway  
San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT** (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
DATE: 12/06/2023  
Michael T. Smyth  
Judge of the Superior Court  
**East County Californian- 137452**  
12/15,22,29/23,1/5/24

**Legal Notices-CAL**

**LIEN SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction 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: January 23, 2024 @ 11:30 am  
Laura Schloeder household goods, personal items  
Kelly Espinoza stool, clothes, boxes, bags  
Sheniece Wooten boxes, appliances, furniture

Lenin Hernandez boxes, ladders, tool bag, plastic shelves, cable equipment, shovels, wiring  
Jorge Becerra boxes, clothes, tools, toys  
Joshua Johnson clothes, boxes  
January 05, 2024, January 12, 2024  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1/5, 1/12/24  
**CNS-3767543#**  
**ECC/El Cajon Eagle**  
1/5,12/24-137712

**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:

Angelia Bateman unit 309  
Veotis Thomas unit 103  
Juan Molina unit 058  
Veronica Smith unit 348  
Marilyn Maravilla unit 050  
Helen Rodriguez unit 124  
Jenise Stewart unit 345  
This sale will be competitive bidding on the 22nd day of January 2024 at 9AM on the website [Storageauctions.com](http://Storageauctions.com). The property is stored at location which is located at 2305 Lemon Grove Ave Lemon Grove Ca, 91945 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party.  
Auctioneer: Storageauctions.com  
1/5, 1/12/24  
**CNS-3769432#**  
**ECC/El Cajon Eagle**  
1/5,12/24-138009

**Legal Notices-CAL**

ctions.com  
1/5, 1/12/24  
**CNS-3769276#**  
**LEMONGROVE REVIEW**  
**ECC/Lemon Grove Review**  
1/5,12/24-137989

**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 01-20-2024, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #E285 Campbell, Stephnia  
1/5, 1/12/24  
**CNS-3770028#**  
**SANTEE STAR**  
**ECC/Santee Star**  
1/5,12/24-138045

**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  
Andre S. Rodriguez unit 127  
Vincent Clark unit 43  
Sheldon Picard unit 112  
Debbie Rudd unit 129  
Robert J. Rios unit 176  
Cathy Savage unit 180  
Richard Smith unit 72  
This sale will be competitive bidding on the 22nd day of January 2024 at 10AM on the website [Storageauctions.com](http://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  
1/5, 1/12/24  
**CNS-3769432#**  
**ECC/El Cajon Eagle**  
1/5,12/24-138009

**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 01-20-2024, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #E285 Campbell, Stephnia  
1/5, 1/12/24  
**CNS-3770028#**  
**SANTEE STAR**  
**ECC/Santee Star**  
1/5,12/24-138045

**Legal Notices-CAL**

92071 will sell by competitive bidding on or after 01-20-2024, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #E285 Campbell, Stephnia  
1/5, 1/12/24  
**CNS-3770028#**  
**SANTEE STAR**  
**ECC/Santee Star**  
1/5,12/24-138045

**NOTICE OF PUBLIC SALE**

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction. On **January 26, 2024** personal property including but not limited to business equipment, electronics, furniture, tools and/or other miscellaneous items located at:

A-AMERICAN SELF STORAGE @ 3:00 P.M., at 1151 Greenfield Drive El Cajon, CA. 92021 Via [Storageauctions.com](http://Storageauctions.com)

STORED BY THE FOLLOWING PERSONS:

David Espino  
Vicki Ball  
Dasha Elkerton  
Angela Morris  
Jeff Rodriguez  
Brenell Whitfield  
Keith Arista  
Donald Bennett  
Sakura Ishnoya Brown  
Miguel Canales  
Hernandez  
John Gunn  
Brandy James  
Tina Marie Rishling  
Jodi Ehret  
Alan Franklin  
Stanley Gordon  
Steve C Graham  
April Greenwood  
Phyrom Khun  
James Salmond  
Dequan Smith  
Markia Stewart  
Jon Stone  
Donna Thompson  
All sales are subject to prior cancellation. Terms, rules and regulation available at sale. By A-American Storage Management Co. Inc. (310)914-4022,  
**EC Californian**  
1/5,12/2024-138052

**ORDER TO**

**SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 37-2023-00056227-CU-PT-CTL  
TO ALL INTERESTED PERSONS: Petitioner: MARTIN LOUIS CROW JR. filed a petition with this court for a decree changing names as follows: MARTIN LOUIS CROW JR. to LOUIS CROW. 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



**Legal Notices-CAL**

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 02/15/2024**  
**8:30 a.m., Dept. C-61 Superior Court 250 E. Main St El Cajon, CA 92020**  
 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 newspa-

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per of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE ABOVE DATE: SEE ATTACHMENT**  
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
**DATE: 12/29/2023**  
**Michael T. Smyth**  
 Judge of the Superior Court  
**East County Califor-**

**Legal Notices-CAL**

**nian- 138084 1/5,12,19,26/24**  
**NOTICE OF PETITION TO ADMINISTER ESTATE OF: RACHAEL ELIZABETH MURPHY CASE No. 37-2023-00026116-PR-LA-CTL**  
 To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: RACHAEL ELIZABETH MURPHY, A Petition for Probate has been filed by: DIXIE ANN WRIGHT in

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the Superior Court of California, County of San Diego  
 The Petition for Probate requests that DIXIE ANN WRIGHT be appointed as personal representative to administer the estate of the decedent.  
 The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A hearing on the petition will be held in this court as follows:  
**01/24/2024**  
**1:30 p.m. Dept. 502 1100 Union Street San Diego, CA 92101**  
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sd-court.ca.gov/ProbateHearings](http://www.sd-court.ca.gov/ProbateHearings).

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as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner: STEVE WEDEKING #235759  
 WEDEKING LAW APC 11350 VALLE VISTA RD., LAKESIDE, CA 92040. (616) 663-8428  
**East County Californian 1/5,12,19/24-138097**  
**NOTICE TO CREDITORS OF BULK SALE**  
 (Secs. 6104, 6105 U.C.C.)  
 Escrow No. 160535P-CG

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**LIEN SALE**  
 Place of sale: 1677 Quivira Rd., San Diego CA 92109  
 Date of sale: January 17, 2024  
 Time of sale: 10:00AM  
 Lienholder: Seaforth Marina  
 Items to be sold:  
 1973 Islander, Hin #XLYB3752M771, 36'01"  
 1974 Irwin, Hin #XYM371360974, 35'00"  
**EC Californian 1/5/2024-138050**  
**NOTICE TO CREDITORS OF BULK SALE**  
 (SEC. 6104, 6105 U.C.C.)  
 Escrow No. 2756-DH  
 Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below:  
 The name(s) and business address(es) of the seller(s) are: EAST COUNTY ALIGNMENT LLC, 10741 WOODSIDE AVE., SANTEE, CA 92071  
 The location in California of the chief executive office of the Seller is: 10741 WOODSIDE AVE., SANTEE, CA 92071  
 As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE  
 The name(s) and business address(es) of the buyer(s) are: JESUS BARAJAS, 10741 WOODSIDE AVE., SANTEE, CA 92071  
 The assets to be sold are described in general as: FIXTURES, FURNISHINGS & EQUIPMENT which are located at: 10741 WOODSIDE AVE., SANTEE, CA 92071  
 The business name used by the Seller at that location is: EAST COUNTY ALIGNMENT  
 The anticipated date of the bulk sale is JANUARY 24, 2024 at the office of: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081  
 PHONE: (760) 434-1800  
 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101/VISTA, CA 92081  
 PHONE: (760) 434-1800 and the last date for filing claims shall be JANUARY 23, 2024, which is the business day before the sale date specified above.  
 Dated: DECEMBER 26, 2023  
 JESUS BARAJAS  
 2061288-PP SANTEE STAR 1/5/24  
**ECC/ Santee Star 1/05/2024-138101**

**Legal Notices-CAL**

**NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/11/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 2/26/2024 AT 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/19/2005 as Instrument No. 2005-0609201 the subject Deed of Trust was modified by Loan Modification recorded on 12/26/2018 as Instrument 2018-0528033 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: PATRICIA ANN ADAMS AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 5950 ODESSA AVENUE, LA MESA, CA 91942 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by**

**Legal Notices-CAL**

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: \$274,294.26 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 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 (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 109581-CA. Information about postponements that are very short in duration

**INVITATION TO BID**

The City of Santee invites bids for the Fanita Dr. and Mission Gorge Rd. Asphalt Repairs Project, CIP 2024-11. 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 January 31, 2024 at which time they will be publicly opened and read. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary for asphalt patching, geotechnical testing, traffic control and all related and necessary work as defined in the contract documents.

**Legal Notices-CAL**

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 \$485,000.00. The contractor shall possess a valid Class "A" license at the time of bid submission.

**Legal Notices-CAL**

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.

**Legal Notices-CAL**

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.

**Legal Notices-CAL**

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.

**Legal Notices-CAL**

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.

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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.

**Legal Notices-CAL**

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.

**Legal Notices-CAL**

Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at [www.cityofsanteeca.gov](http://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 1/5,12/2024-137629**

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or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearrecon.com](http://www.clearrecon.com), using the file number assigned to this case 109581-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (844) 477-7869 **CLEAR RECON CORP** 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 **ECC/La Mesa Forum 12/22, 29/23, 1/5/2024-137494**

Title Order No.: 05949401 Trustee Sale No.: 86737 Loan No.: G21065167 APN: 470-614-07-00 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/24/2021. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/22/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/11/2021 as Instrument No. 2021-0621763 in book N/A, page N/A of official records in the Office of

**Legal Notices-CAL**

the Recorder of San Diego County, California, executed by: REIG ASSET MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor GOLDMAN SACHS BANK USA, A NEW YORK CHARTERED BANK, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, **NOTICE OF TRUSTEE'S SALE** — continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 4, BLOCK 6 OF GRABLE'S ADDITION TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 994, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1906. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 4576 NEBO DRIVE LA MESA, CA 91941. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$674,721.87 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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

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undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **DATE:** 12/11/2023 **CALIFORNIA TD SPECIALISTS, AS TRUSTEE,** as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 **PHONE:** 714-283-2180 **FOR TRUSTEE SALE INFORMATION LOG ON TO** [www.stoxposting.com](http://www.stoxposting.com) **CALL:** 844-477-7869 **PATRICIO S. INCE,** VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **"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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86737. Information about postponements that are very short in duration or that

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occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86737 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

**ECC/La Mesa Forum 12/29/23, 1/5, 12/2024-137522**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No.: 0000009859752 Title Order No.: 230340365 **FHA/VA/PMI No.:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/21/2021. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. **FRANCIER D. BOGGIONI** TREDER and **WEISS, LLP,** as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 09/28/2021 as Instrument No. 2021-0678779 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA.

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**EXECUTED BY:** CHARMAIN L. KROHN, A SINGLE WOMAN, 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:** 01/12/2024 **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: 1166 MERRITT DR, EL CAJON, CALIFORNIA 92020-6717 **APN#:** 493-241-24-00 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, 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 \$248,364.82. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration 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

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clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 0000009859752. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) using the file number assigned to this case 0000009859752 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

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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** **FRANCIER D. BOGGIONI** TREDER and **WEISS, LLP** IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **FRANCIER D. BOGGIONI** TREDER and **WEISS, LLP** as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 **Dated:** 12/01/2023 **APN#:** 480313112222023, 12292023, 01052023 **ECC/El Cajon Eagle 12/22, 29/23, 1/5/2024-137539**

T.S. No. 115870-CA APN: 464-020-27-75 **NOTICE OF TRUSTEE'S SALE** IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/25/2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 2/9/2024 at 9:00 AM, **CLEAR RECON CORP,** as duly appointed trustee under and pursuant to Deed of Trust recorded 5/31/2005 as Instrument No. 2005-0451286 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA, executed by: **FRANK D. BOGGIONI** AND **LINDA BOGGIONI** WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the

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property situated in said County and State described as: A CONDOMINIUM COM-PRISED OF: INTEREST 1: AN UNDIVIDED ONE-FORTY-SECOND (1/42ND) INTEREST IN AND TO LOT 2 OF LA MESA TRACT NO. 77-5, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8697, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1977. EXCEPTING THEREFROM THE FOLLOWING: (A) LIVING UNITS 37 THROUGH 78 AND GARAGES 37 THROUGH 78 AS SHOWN UPON THE DAYBREAK UNIT NO. 2 CONDOMINIUM PLAN RECORDED OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON MAY 26, 1978 AS FILE NO. 78-218033 OF OFFICIAL RECORDS. (B) THE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS PATIOS, BALCONIES AND PARKING SPACES, SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE. AND RESERVING THEREFROM FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 3, AND 4 OF LA MESA TRACT NO. 77-5, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8697, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, OCTOBER 18, 1977, NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER THE COMMON AREA AS DEFINED AND SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE FOR INGRESS, EGRESS, AND RECREATIONAL USE, SUBJECT TO THE TERMS AND AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF RESTRICTIONS TO WHICH REFERENCE IS HEREAFTER MADE, EXCEPTING FROM SAID COMMON AREA ANY RESIDENTIAL AND GARAGE BUILDINGS THEREON AND ANY PORTION THEREOF WHICH IS DESIGNATED AS EXCLUSIVE USE AREAS. INTEREST 2: LIVING UNIT NO. 75 AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE. INTEREST 3: GARAGE NO. 75 AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE. INTEREST 4: THE EXCLUSIVE RIGHT TO USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF LOT 2 DESCRIBED IN IN-



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TEREST 1 ABOVE, DESIGNATED AS P-75, B- AND PS- ON THE CONDOMINIUM PLAN REFERRED TO ABOVE, WHICH RIGHT IS APPURTENANT TO INTEREST 1, 2 AND 3 ABOVE DESCRIBED. APN: 464-020-27-75 The street address and other common designation, if any, of the real property described above is purported to be: 5715 BALTIMORE DR UNIT 75, LA MESA, CA 91942 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or en-

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cumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$429,242.35 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 hereto-

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fore 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 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

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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 (800) 280-2832 or visit this Internet Web site WWW.AUCTION.COM, using the file number assigned to this case 115870-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you 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 (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2023-01159-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

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No.: 86771 Loan No.: 399395274 APN: 576-262-03-02 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/29/2022. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/29/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/5/2022 as Instrument No. 2022-0149954 in book *////*, page *////* of official records in the Office of the Recorder of San Diego County, California, executed by: RICHARD BORBA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor NICHOLAS E. LANPHIER, AS TRUSTEE OF THE NICHOLAS E. LANPHIER FAMILY TRUST DATED 21ST DECEMBER 1987, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 30 OF SAN ALTOS TERRACE, IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3480, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 1, 1956. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1621 PRIMERA STREET LEMON GROVE, CA 91945. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if

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any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$655,584.88 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 and more than three months have elapsed since such recordation. DATE: 12/26/2023 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON T O : [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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

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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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86771. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86771 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **ECC/Lakeside Leader 1/5,12,19/2024-138013**

**T.S. No.: 2023-01159-CA**

A.P.N.:502-260-21-13  
Property Address: 11374 VIA RANCHO SAN DIEGO # B, EL CAJON, CA 92019

**NOTICE OF TRUSTEE'S SALE**

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

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

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

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/02/2004. 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.

Trustor: CARRIE WILD-FONG, A SINGLE WOMAN Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 12/10/2004 as Instrument No. 2004-1166704 in book ---, page--- and of Official Records in the office of the Recorder of San Diego County, California. Date of Sale: 02/05/2024 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: \$ 224,767.11

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL

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

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

More fully described in said Deed of Trust.  
Street Address or other common designation of real property: 11374 VIA RANCHO SAN DIEGO # B, EL CAJON, CA 92019 A.P.N.: 502-260-21-13

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 224,767.11.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to com-

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

**NOTICE OF TRUSTEE'S SALE**

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/LoginPage.aspx> using the file number assigned to this case 2023-01159-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

**NOTICE OF TRUSTEE'S SALE**

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2023-01159-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: December 11, 2023  
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <https://www.altisource.com/LoginPage.aspx>

Trustee Sale Assistant

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

East County Californian 12/22,29/23,1/5/2024-137557

Title Order No.: 05949500 Trustee Sale

**ECC/La Mesa Forum 1/5,12,19/2024-137766**

www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86771. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86771 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **ECC/Lakeside Leader 1/5,12,19/2024-138013**