



**Legal Notices-CAL**

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.  
3/1, 3/8/24  
**CNS-3784243#**  
**ECC/EI Cajon Eagle**  
3/1,8/24-139376

**NOTICE OF ENFORCEMENT OF WAREHOUSE LIEN**

The Mobilehome located at 12044 Royal Rd., Sp. #63, El Cajon, CA 92021 ("Premises") which is within Westward Ho Manor, LLC ("Community") and more particularly described as a Manufacturer / Tradename: PARKLANE / PARKLANE; Serial Number: S1603; Decal No.: LAU9943, is subject to a Warehouse Lien pursuant to Civil Code Section 798.56a. This lien is hereby being enforced and the Mobilehome may not be removed from the Community until the lien is cured.

On November 17, 2023, the Community served a Three (3) Day Notice to Pay Rent or Quit, a Three (3) Day Notice to Perform Covenants or Quit and a Sixty (60) Day Notice to Terminate Possession of Premises on the resident of the Mobilehome, Gladys Villa and Victorio Villa, due to their failure to timely pay the space rent and utilities. All residents and occupants have vacated the Premises, but the Mobilehome remains on the space and unpaid storage rent is accruing. The total amount of the lien through February 5, 2024 is \$3,168.60. Said amount increases on a daily basis at the rate of \$33.43 per day plus actual utilities consumed.

**THE MOBILEHOME WILL BE SOLD BY AUCTION UNDER THE FOLLOWING TERMS:** March 19, 2024 at 11:00 a.m. at 12044 Royal Rd., Sp. #63, El Cajon, CA 92021.

The Mobilehome is required to be removed from the Premises upon sale. The Mobilehome cannot be sold in place and there are no tenancy rights in Community allowed as part of this lien sale or any rights to the use of Space 63. The Mobilehome is to be sold as a pull-out and sale of the Mobilehome will go to the highest bidder. Mobilehome to be sold "as is, with any and all faults" and includes all contents contained therein. Any further restrictions and/or conditions shall be provided at the time of the auction prior to the sale of the Mobilehome. If you intend to bid at the sale, please contact Community Management at (310) 753-8097 or Westward Ho Man-

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or, LLC's attorney, Tamara M. Cross at (619) 296-0567 for the minimum bid at least two (2) days prior to sale date. In order for you to be permitted to bid at the sale, you must be in possession of cash or a cashier's check equal to the minimum opening bid as well as any additional bids that bidder intends to make.  
2/23, 3/1/24  
**CNS-3785367#**  
**ECC/EI Cajon Eagle**  
2/23,3/1/24-139471

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

**CASE NO. 37-2023-00049808-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: MAHA RIYADH FARANSO and LAYTH ADIL BASHEER filed a petition with this court for a decree changing names as follows: a) ANDRU ADIL to ANDREW LAYTH ZAKO b) JOSEPH ADIL to JOSEPH LAYTH ZAKO c) JONATHAN ZAKO to JONATHAN LAYTH ZAKO. 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**

03/11/2024  
**8:30 a.m., Dept. C-61 Superior Court**  
**330 West Broadway San Diego, CA 92101**  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE 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: 2/02/2024  
Maureen F. Hallahan  
Judge of the Superior Court  
**East County Californian- 139081**  
2/9,16,23,3/1/24

**ONE FACILITY - MULTIPLE UNITS**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express,

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will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
10115 Mission Gorge Rd.  
Santee, Ca 92071  
03/19/2024 12:00 PM  
Elizabeth Dumlot  
Stefanie Gomez  
Donald Reinholz  
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.  
3/1/24  
**CNS-3785515#**  
**SANTEE STAR**  
**ECC/Santee Star**  
3/1/24-139472

**SUMMONS (FAMILY LAW)**

(CITACION Derecho familiar)  
**CASE NUMBER (Numero del Caso)**  
23FL006539E  
**NOTICE TO RESPONDENT:**  
(Aviso al Demandado):  
**ANA MARIA SIGALA YOU HAVE BEEN SUED**  
**PETITIONER'S NAME IS:**

(Nombre del demandante):  
**DAVID SIGALA**

**NOTICE!** You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center ([www.courts.ca.gov/selfhelp](http://www.courts.ca.gov/selfhelp)), at the California Legal Services website ([www.lawhelpca.org](http://www.lawhelpca.org)), or by contacting your local county bar association.

**NOTICE-RESTRAINING ORDERS ARE ON PAGE 2:** These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.  
**FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a

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fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.  
**AVISO!** Lo han demandado. Lea la informacion a continuacion.  
Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en el sitio web de los Servicios Legales de California ([www.lawhelpca.org](http://www.lawhelpca.org)) o Poniendose en contacto con el colegio de abogados de su condado.  
**AVISO - LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2:** Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la petition, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.  
**EXENCION DE CUOTAS:** Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y direccion de la corte es): EAST COUNTY COURT-HOUSE, 250 EAST MAIN STREET, EL CAJON, CA 92020.  
**FAMILY COURT**  
The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): STANLEY JAMES BACINETT, ESQ. CSB# 176685  
BACINETT LAW OF-

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FICES, PC  
1350 COLUMBIA STREET, SUITE 701, SAN DIEGO, CA 92101  
619-667-4000  
SJB@BACINETTLAW.COM  
Date: 06/09/2023  
Clerk, by (Secretario): C. Moran  
Deputy (Adjunto)  
**EC Californian**  
2/23,3/1,8,15/2024-139476

**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 03/19/2024 @ 11:00am  
Janice Erwin  
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.  
3/1/24  
**CNS-3785971#**  
**SANTEE STAR**  
**ECC/Santee Star**  
3/1/24-139538

**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 03-16-2024, 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 #:E175 Botard, James  
3/1, 3/8/24  
**CNS-3785985#**  
**SANTEE STAR**  
**ECC/Santee Star**  
3/1,8/24-139539

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

**AMANDO CUNANAN, JR**  
**CASE No. 20PE000069C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: AMANDO CUNANAN, JR.  
A Petition for Probate has been filed by: LARA A. CUNANAN in the Superior Court of California, County of San Diego  
The Petition for Probate requests that

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LARA A. CUNANAN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. 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:  
03/21/2024  
1:30 p.m. Dept. 503  
1100 Union Street  
San Diego, CA 92101  
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sd-court.ca.gov/ProbateHearings](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 inventory and appraisal

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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: CHRISTINA N. CORDAY, ESQ.  
11665 AVENA PLACE STE. 209, SAN DIEGO, CA 92128  
858-385-2772  
**East County Californian 3/1,8,15/24-139542**

**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.  
1636 N Magnolia Ave, El Cajon, CA 92020 on 03/19/2024 @ 10:00am  
Seth Busse  
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.  
3/1/24  
**CNS-3786045#**  
**ECC/EI Cajon Eagle**  
3/1/24-139544

**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 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**  
04/08/2024  
**8:30 a.m., Dept. C-61 Superior Court**  
**330 West Broadway San Diego, CA 92101**  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hear-

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ing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE 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. Smythe  
Judge of the Superior Court  
**East County Californian- 139613**  
3/1,8,15,22/24

**NOTICE TO CREDITORS OF BULK**

(UCC 6101 et seq and B&P 24074 et seq)  
Escrow No. 8323-CB  
(1) 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:  
(2) The name(s) and address(es) of the Seller is: Pietro's Cucina Italiana, Inc., a California corporation, 8378 Parkway Drive Stes. N & O, La Mesa, CA 91942  
(3) The location in California of the Chief Executive office of the Seller is: same as above  
(4) The name(s) and business address(es) of the Buyer(s): Belton Corp, a California corporation 4876 Cannington Drive San Diego, CA 92117  
(5) The location and general description of the assets to be sold business, trade name, ABC license transfer, goodwill, leasehold interest, furniture, fixtures and equipment and Transfer of 41-On-SALE BEER AND WINE EATING PLACE LICENSE NUMBER 41-655075 that certain business known as Pietro's Cucina Italiana, Inc. located at 8378 Parkway Drive Stes. N & O, La Mesa, CA 91942  
(6) The anticipated date of the bulk sale is: 3/29/24 at the office of ALLIANCE ESCROW, INC. 3636 Camino Del Rio N #110, San Diego, CA 92108, Escrow No. 8323-CB Escrow Officer: Cay Boone  
(7) Claims may be filed with same as "6" above. CLAIMS WILL BE ACCEPTED UNTIL ESCROW HOLDER IS NOTIFIED BY THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL OF THE PERMANENT ALCOHOLIC BEVERAGE LICENSE TO THE BUYER.  
(8) This bulk sale is not subject to California Uniform Commercial Code Section 6106.2 but is subject to Section 24074 of the Business and Professions Code.



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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 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 23-02372-RM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT\***: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 23-02372-RM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through

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December 31, 2025, unless later extended. Date: 02/06/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4809092 0 2 / 1 6 / 2 0 2 4 , 0 2 / 2 3 / 2 0 2 4 , 0 3 / 0 1 / 2 0 2 4 **ECC/EI Cajon Eagle 2/16,23,31/2024-139226**

T.S. No.: 23-29910 A.P.N.: 397-430-16-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/6/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: David Scot Wolfe And Fiona Eileen Wolfe Husband And Wife As Joint Tenants Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 2/14/2006 as Instrument No. 2006-0107627 in book, page of Official Records in the office of the Recorder of San Diego County, California, De-

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scribed as follows: As more fully described in said Deed of Trust Date of Sale: 3/11/2024 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$261,416.24 (Estimated) Street Address or other common designation of real property: 9002 CHRISTATA WAY LAKESIDE, CA 92040 A.P.N.: 397-430-16-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off

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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 23-29910. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 23-29910 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

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receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 02/08/2024 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Tai Ailailima, Director **ECC/Lakeside Leader 2/16,23,31/2024-139257**

**S U M M O N S (CITACION JUDICIAL):** NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): THE TESTATE AND INTESTATE SUCCESSORS OF JAMES HENRY DURHAM, JR., decedent; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA7 M O R T G A G E PASSTHROUGH CERTIFICATES, SERIES 2006- OA7, a New York Corporation authorized to do business in California; SD COASTLINE, LP, a California Limited Partnership, and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT ADVERSE TO THE PLAINTIFFS' TITLE, OR ANY CLOUD ON PLAINTIFFS' TITLE THERETO (DOES 1-100, inclusive); DOE 1, E R I C J A M E S DURHAM, an individual and TESTATE AND INTESTATE SUCCESSOR OF JAMES HENRY DURHAM, JR.; DOE 2, JERIN DONOVAN DURHAM, an individual and TESTATE AND INTESTATE SUCCESSOR OF JAMES HENRY DURHAM, JR.; DOE 3, RYAN HENRY DURHAM, an individual and TESTATE AND INTESTATE SUCCESSOR OF JAMES HENRY DURHAM, JR.; DOE 4, JAMES HENRY DURHAM, III, an individual and TESTATE AND INTESTATE SUCCESSOR OF JAMES HENRY DURHAM, JR. YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): Kevin Troutman, an individual, Danielle Sarah Troutman, an individual Legal Description: 206 Lento Lane, El Ca-

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jon, CA 92021, which is comprised of APN 509-231-05-00 and 509-231-04-00 THE LAND DESCRIBED HEREIN SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: THAT PORTION OF THE NORTHWEST QUARTER OF THE S O U T H E A S T QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 1755.35 FEET NORTH AND 275.64 FEET EAST OF THE S O U T H W E S T CORNER OF THE S O U T H E A S T QUARTER OF SAID SECTION; THENCE NORTH 0°44' EAST 100.00 FEET; THENCE SOUTH 89°16' EAST 25.00; THENCE SOUTH 0°44' WEST 100.00 FEET; THENCE NORTH 89°16' WEST 25.00 FEET TO THE POINT OF BEGINNING. PARCEL 2: THAT PORTION OF THE N O R T H W E S T QUARTER OF S O U T H E A S T QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 1755.03 FEET AND 300.64 FEET EAST OF THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 3, A CONCRETE MONUMENT WITH PLUG AND COPPER CENTER; THENCE 89°16' EAST, 40.26 FEET TO THE NORTHWESTERLY LINE OF SUNCREST BOULEVARD; THENCE SOUTH 35°44' EAST, 20 FEET TO THE CENTER LINE OF SUNCREST B O U L E V A R D ; THENCE ALONG SAID CENTER LINE NORTH 54°16' EAST, 43.22 FEET; THENCE NORTH 35°44' WEST, 20 FEET TO SAID NORTHWESTERLY LINE OF SUNCREST B O U L E V A R D ; THENCE NORTH 0°44' EAST, 94.30 FEET TO THE CENTER LINE OF LENTO LANE; THENCE ALONG SAID CENTER LINE, NORTH 89°16' WEST, 75 FEET TO A LINE WHICH BEARS NORTH 0°44' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0°44' WEST, 120 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION LYING WITHIN SUNCREST BOULEVARD AS AC-

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CEPTED BY BOARD OF SUPERVISORS OF SAN DIEGO COUNTY RESOLUTION RECORDED JUNE 10, 1941 IN BOOK 1196, PAGE 24 OF OFFICIAL RECORDS. Assessor's Parcel Number(s): 509-231-05-00 and 509-231-04-00 **NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación Tiene 30 DÍAS DE CALENDARIO despues de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto

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si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagarla cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. Case Number (Numero del Caso): 37-2023-00036563-CU-OR-CTL name and address of the court is: (El nombre y direccion de la corte es): Superior Court of California 330 W. Broadway San Diego, CA 92101 Hall of Justice The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es Courtney F. Writer (SBN 303185) (213) 438-4420 (213) 438-4417 Fidelity National Law Group 601 S. Figueroa Street, Suite 4025 Los Angeles, CA 90017 DATE (Fecha): 08/30/2023 Clerk, by G. Lopez A-4809758 0 2 / 2 3 / 2 0 2 4 , 0 3 / 0 1 / 2 0 2 4 , 0 3 / 0 8 / 2 0 2 4 , 0 3 / 1 5 / 2 0 2 4 **ECC/EI Cajon Eagle 2/23,31,8,15/2024-139363**