



**Legal Notices-CAL**

ing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
 DATE: 5/15/2024  
 Brad A. Weinreb  
 Judge of the Superior Court  
**East County Californian- 142710**  
**5/24,31,6/7,14/24**

**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:  
 Dan Gindler unit 057  
 Hilda James unit 330  
 Milton Earls Jr. unit 214  
 Tracy Huggins unit 132  
 Julio Cesar Aleman Tapia unit 087  
 James Heras unit 074  
 Veronica Smith unit 348  
 Juan Molina unit 058  
 Maurice D. Bradfield unit 073  
 This sale will be competitive bidding on the 17th day of June 2024 at 9AM on the website 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 pur-

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chased 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  
 5/31, 6/7/24  
**CNS-3817915#**  
**ECC/EI Cajon Eagle**  
**5/31,6/7/24-142844**

**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  
 James Rogers unit 200  
 Edward Darby unit 81  
 Benny Lance unit C4  
 This sale will be competitive bidding on the 17th day of June 2024 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of set-

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 Auctioneer: Storageauctions.com  
 5/31, 6/7/24  
**CNS-3817915#**  
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**5/31,6/7/24-142844**

**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 sell personal property described below belonging to those individuals listed below at the location indicated:  
 10115 Mission Gorge Rd.  
 Santee, Ca 92071  
 06/25/2024 12:00 PM  
 Marla Valencia  
 Virgie Dora  
 Ryan Thompson  
 Debra Moser  
 The auction will be listed and advertised on www.storageauctions.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.  
 6/7/24  
**CNS-3818203#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**6/7/24-142890**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BONNIE LUCILLE CORONA Case No.**

24PE001141C  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BONNIE LUCILLE CORONA  
 A PETITION FOR PROBATE has been filed by Steven Arthur Corona in the Superior Court of California, County of SAN DIEGO. THE PETITION FOR PROBATE requests that Steven Arthur Corona 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 cause why the court should not grant the

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authority.  
 A HEARING on the petition will be held on June 26, 2024 at 1:30 PM in Dept. No. 502 located at 1100 Union St, 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.sdcourt.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

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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 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:**  
**ROBERT J OWEN**  
**ESQ**  
**SBN 295087**  
**SPIERER WOODWARD**  
**CORBALIS & GOLD-**

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**BERG APC**  
 707 TORRANCE BLVD  
 STE 200  
 REDONDO BEACH  
 CA 90277-3400  
 CN107249 CORONA  
 May 31, Jun 7,14, 2024  
**East County Californian**  
**5/31,6/7,14/2024-142902**

**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 06-22-2024, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
 Unit #E285 Campbell, Stephnia  
 Unit #E206 Lerma, Nicholas

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Unit #B79 Lerma, Nicholas  
 Unit #E175 Botard, James  
 Unit #F839 Moore, Jessica  
 Unit #F830 Soto, Fernando  
 6/7, 6/14/24  
**CNS-3819348#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**6/7, 14/24-143078**

**NOTICE TO CREDITORS**

**OF BULK SALE**  
 (Sec. 6101-6111 UCC)  
 Escrow No. 107-042557

Notice is hereby given that a Bulk Sale is about to be made. The name(s), and business address(es) to the seller(s) are: Hearth House, Inc. 5505 Jackson Drive, La Mesa, CA 91942  
 Doing Business as: Hearth House  
 All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: none  
 The location in Califor-

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# HELP WANTED

**WE ARE HIRING!!!!!!!!!!!!!!**  
 (Email us at [joinourteam125@gmail.com](mailto:joinourteam125@gmail.com))

**SBA HUBZONE General Contractor and Equal Opportunity Employer seeks qualified people immediately. We will train. HUBZone residency a HUGE plus. If you're a HUBZone resident and qualified, you may get hired immediately as we will train you (<https://maps.certify.sba.gov/hubzone/map>)**

Email us at [joinourteam125@gmail.com](mailto:joinourteam125@gmail.com) --- verify your HUBZone residency!!!

**PART-TIME AND FULL TIME ADMINISTRATIVE POSITIONS**

Want to spend money and work eight (8) hours a week? We will hire and train you. HUBZone residency important: (verify HUBZone address at <https://maps.certify.sba.gov/hubzone/map>) All positions. Part-time/Full-time

**FULL TIME POSITIONS: SUPERINTENDENT**

- 6-8 years verifiable similar superintendent experience
- Clean DMV and valid license
- Subject to a complete DoD background check
- Certified for Safety Through OSHA and/or EM 385

**QUALITY CONTROL MANAGER**

- College degree or 6-8 years of field experience
- Army Corps of Engineers w/ RMS knowledge a plus
- Clean DMV and valid license
- Subject to a complete DoD background check
- Certified for applicable requirements

**SITE SAFETY & HEALTH OFFICER (SSHO)**

- OSHA Certified/EM 385 Certified
- Clean DMV and valid license
- Subject to complete DoD background check
- Certified for applicable requirements

**GENERAL CONSTRUCTION LABORER**

**Job Tasks:**  
 We are looking for a skilled construction laborer who is reliable, motivated and who understands safe work practices on a construction site. General site cleanup, loading/unloading material, able to carry up to 90-pounds, able to operate a variety of hand and power tools. Other skills desired include minor framing, drywall, and concrete. Be HUBZone. Get Hired!

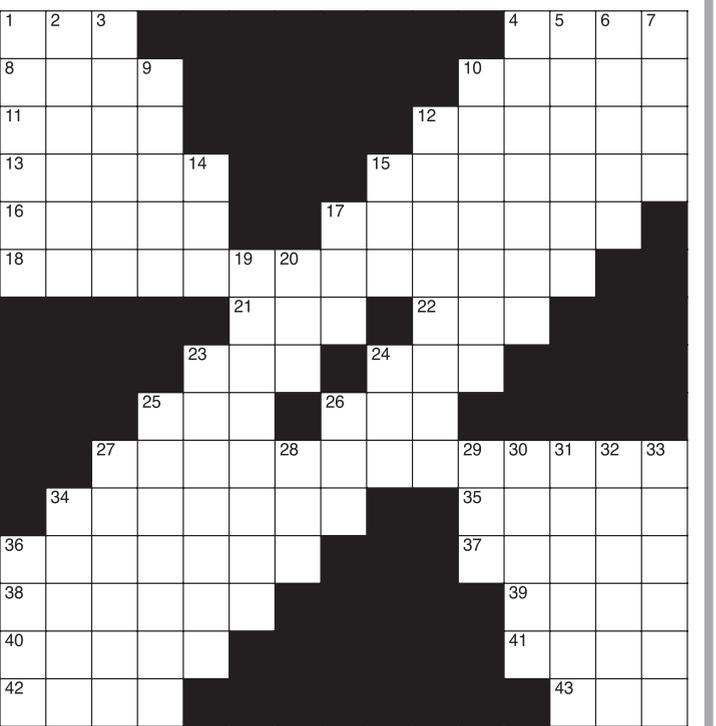
**CLUES ACROSS**

1. Baby's dining accessory
4. Something free
8. Ancient Egyptian deity
10. Set-like mathematical categories
11. Top-quality
12. Expansive
13. Seizure
15. People with congenital absence of pigment
16. Gains
17. Mocked online
18. Clint's son
21. Body part
22. Humor
23. Code number
24. Your physique
25. Family of regulator genes
26. LA football player (abbr.)
27. "The Blonde Bombshell"

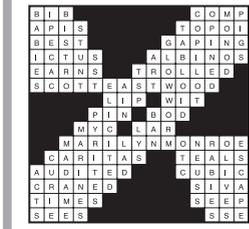
**CLUES DOWN**

1. Nestlings
2. Induces vomiting
3. A place to eat
4. Partner in the air
5. Offered one's take
6. Nobel-winning French biologist
7. Farm animals
9. Prevent from growing
10. Sensationalist periodical
12. Soft-bodied beetle
14. Very fast airplane
15. Imaginative creation
17. Recipe measurement (abbr.)
19. Evoked a response
20. French river
23. Shiny yellow minerals
24. Make illegal
25. U.S. military branch
26. River in France and Belgium
27. A woman of refinement
28. Male child
29. Type of medication
30. German city
31. Animal disease
32. Mediterranean dietary staple
33. Sneak out
34. Radioactivity unit
36. Performs on stag

**34. Charity**  
**35. Bluish greens**  
**36. Examined closely**  
**37. A type of equation**  
**38. Stretched uncomfortably**  
**39. Indian religious god**  
**40. Clocks**  
**41. Slowly leak through**  
**42. Witnesses**  
**43. Midway between south and southeast**



12. Soft-bodied beetle  
 20. French river  
 29. Type of medication  
 30. German city  
 31. Animal disease  
 32. Mediterranean dietary staple  
 33. Sneak out  
 34. Radioactivity unit  
 36. Performs on stag



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nia of the chief executive office of the seller is: same as above  
The name(s) and business address of the Buyer(s) is/are: Mike Hancho Enterprises 3324 Jewell Street, San Diego, CA 92109  
The location and general description of the assets to be sold are: the trade name of the business, furniture, fixtures and equipment, inventory of stock, leasehold interest, leasehold improve-

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ments, goodwill and covenant not to compete and transfer of License No. 48-549242, of that certain business known as Hearth House located at: 5505 Jackson Drive, La Drive, La Mesa, CA 91942  
The Bulk Sale and transfer of the Alcoholic Beverage License is intended to be consummated at the office of: The Heritage Escrow Company, 2550 Fifth Avenue, Suite 800,

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San Diego CA 92103, Escrow No. 107-042557, Escrow Officer: Christopher Portillo, and the anticipated date of sale/transfer is on or about 7/16/24  
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. Claims will be

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accepted until Settlement Agent is notified by the Department of Alcoholic Beverage Control of the transfer of the permanent Alcoholic Beverage License to the Buyer. As required by Sec. 24073 of the Business and Professions Code, it has been agreed between the Seller and the Buyer that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
Mike Hancho Enterprises  
By: /s/ Jason R. Nichols, Vice President 6/7/24  
**CNS-3819915#**  
**LNA-MESA FORUM**  
**ECC/La Mesa Forum**  
**6/7/24-143158**

**NOTICE TO CREDITORS OF BULK SALE****RESOLUTION NO. 058-2024**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO LEVY, AS A SUCCESSOR AGENCY TO COUNTY SERVICE AREA (CSA) 69, A SPECIAL TAX WITHIN THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY BOUNDARY FOR FY 2024-2025 AND SETTING A PUBLIC HEARING**  
**WHEREAS**, upon the dissolution of County Service Area No. 69 (hereinafter "CSA 69") on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority ("SLEMSA") assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter "CSA 69 Reorganization Boundary"); and

**WHEREAS**, the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, as successors to CSA 69; and  
**WHEREAS**, the City of Santee is now responsible for levying a special tax within its territory located within the CSA 69 Reorganization Boundary; and  
**WHEREAS**, the special tax levied within the CSA 69 Reorganization Boundary provides funding for enhanced advanced life support ambulance transport services within the CSA 69 Reorganization Boundary; and  
**WHEREAS**, the City of Santee has determined that it is necessary to continue to levy this special tax within the CSA 69 Reorganization Boundary in order to continue to provide such extended services; and  
**WHEREAS**, there is an annual special tax levied against the parcels contained within the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2024-25, the increase in the consumer price index in the San Diego area is 5.11%. The annual special tax is assessed and included on the Property Tax bill for each affected parcel and previously was collected and transferred to CSA 69, but now will be collected and transferred, in part, to the City of Santee on the same schedule as the normal property tax payments; and

**WHEREAS**, in light of the CSA 69 Reorganization, it is required that both of SLEMSA's Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally the specific parcels and special tax to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year; and  
**WHEREAS**, the City of Santee shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the levy of special tax for such extended service within the former CSA 69 Reorganization Boundary; and  
**WHEREAS**, on file with the City Clerk of the City of Santee is a copy of specific parcels and special tax to be levied within the City's territory within the CSA 69 Reorganization Boundary elucidating the number of parcels being levied and the amount of the proposed charges; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:  
**SECTION 1.** City Council adopts the Recitals set forth above as true and correct and accepts the parcels and special tax for the CSA 69 Reorganization Boundary service areas on file with the City Clerk of the City of Santee.  
**SECTION 2.** The City Council directs the City Clerk of the City of Santee to publish notice of a public hearing to be conducted on June 26, 2024 by the City Council of the City of Santee. The Public Hearing shall take place at 10601 Magnolia Ave., Santee, CA for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2024-25 special tax on parcels within the City's territory within the CSA 69 Reorganization Boundary.  
**SECTION 3.** The City Council directs the City Clerk of the City of Santee to publish a Notice of Public Hearing once a week for two weeks pursuant to Government Code Section 6066. Any person affected by the proposed special tax may submit written comments or protest to the City Clerk of the City of Santee at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the City Clerk at (619) 258-4100 Ext. 114 during the hours of 8:00am – 5:00pm, Mon-Thurs.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22nd day of May, 2024 by the following roll call vote to wit:  
**AYES: 5 NOES: 0 ABSENT: 0 APPROVED: JOHN W. MINTO, MAYOR**  
**ATTEST: ANNETTE ORTIZ, CMC, CITY CLERK**  
**East County Californian 6/7,14/2024-143220**

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**AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)**  
(U.C.C. 6101 et seq. and B & P 24073 et seq.)  
Escrow No. 24-3461-BH

**NOTICE IS HEREBY GIVEN** that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made.  
The name(s) and business address of the Seller/Licensee are: Sabah Pauls Marcus, 1339 Wendell Cutting Ct., El Cajon, CA 90202  
Doing Business as: Marcus Liquor & Deli  
The names and address of the Buyer/Transferee are: Escondido Zee Liquor, Inc., a California corporation, 4249 Crestview Drive, La Mesa, CA 91941

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As listed by the Seller/Licensee, all other business name(s) and address(es) used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE  
The assets to be sold are described in general as: Furniture, Fixtures and Equipment, name of business, lease, inventory and all operations/volume, including transfer of alcoholic beverage license. and are located at: 440 W. Felicita Avenue, Escondido, CA 92025  
The kind of license to be transferred is: Off Sale General 21 227766  
now issued for the premises located at: 440 W. Felicita Avenue, Escondido, CA 92025  
The anticipated date of

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the sale/transfer is 06/26/24 at the office of: Affiliate Escrow, Inc., 3914 Murphy Canyon Rd., Suite A144, San Diego, CA 92123  
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$200,000.00, which consists of the following:  
**DESCRIPTION:**  
**AMOUNT:**  
Furniture, Fixtures and Equipment \$ 10,000.00  
Leasehold Interest \$ 50,000.00  
Goodwill \$ 10,000.00  
Approximate Inventory \$ 65,000.00  
Covenant Not to Compete \$ 15,000.00  
Liquor License \$ 50,000.00  
Allocation - Sub Total \$ 200,000.00  
**ALLOCATION TOTAL \$ 200,000.00**  
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
Dated: 5/24/2024

**NOTICE OF PUBLIC HEARING****PROPOSED 2024-25 BUDGET**

In accordance with the provisions of the Education Code Section 42103, you are hereby notified of the preparation of the proposed Annual Financial and Budget Report of the Lakeside Union Elementary School District, for school year 2024-25.

The proposed budget, computed district tax requirement, and any recommendations made by the Superintendent of Schools, San Diego County, shall be available for public inspection on June 10, 2024 to June 13, 2024, 8:00 AM to 4:30 PM, Business Office 12335 Woodside Ave.

**YOU WILL THEREFORE TAKE NOTICE THAT** the Governing Board of the Lakeside Union Elementary School District will conduct a public hearing of the proposed budget on June 13, 2024 4:30 PM, Board Room, 12335 Woodside Ave, Lakeside, CA 92040.

Dr. Paul Gothold  
County Superintendent of Schools  
San Diego County  
**East County Californian 6/7/2024-143066**

**NOTICE OF PUBLIC HEARING****PROPOSED 2024-25 BUDGET**

In accordance with the provisions of the Education Code Section 42103, you are hereby notified of the preparation of the proposed Annual Financial and Budget Report of the Jamul-Dulzura Union Elementary School District, for school year 2024-25.

The proposed budget, computed district tax requirement, and any recommendations made by the Superintendent of Schools, San Diego County, shall be available for public inspection on June 10, 2024 to June 17, 2024, 9:00 AM to 9:00 AM, District Education Center 14581 Lyons Valley Road.

**YOU WILL THEREFORE TAKE NOTICE THAT** the Governing Board of the Jamul-Dulzura Union Elementary School District will conduct a public hearing of the proposed budget on June 18, 2024 6:30 PM, District Education Center (Board Room), 14581 Lyons Valley Rd, Jamul, CA 91935.

Dr. Paul Gothold  
County Superintendent of Schools  
San Diego County  
**East County Californian 6/7/2024-143067**

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Seller/Licensee /s/ Sabah Pauls Marcus  
Buyer/Transferee Escondido Zee Liquor, Inc., a California corporation  
By:/s/ Farah Elia, President 6/7/24  
**CNS-3820027#**  
**ECC/EI Cajon Eagle**  
**6/7/24-143159**

**NOTICE TO CREDITORS OF BULK SALE**

(U.C.C. 6101 et seq. and B & P 24074 et seq.)  
Escrow No. 003099-JS  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: BUMHO F&B, INC, 190 N MAGNOLIA AVE. 103 & 104, EL CAJON, CA 92020  
(3) The location in California of the chief executive office of the Seller is: 190 N MAGNOLIA AVE. 103 & 104, EL CAJON, CA 92020  
(4) The names and business address of the Buyer(s) are: TAE WOOK KO, 190 N MAGNOLIA AVE. 103 & 104, EL CAJON, CA 92020  
(5) The location and general description of the assets to be sold

**INVITATION TO BID**

The City of Santee invites bids for the West Hills Park ADA Parking Improvements (CIP 2024-37). 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 June 27, 2024 at which time they will be publicly opened and read. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary to complete the work as shown in the exhibits including but not limited to; site demolition, traffic control, water pollution control, earthwork and grading, surveying, concrete curbs, concrete curb ramps concrete sidewalks, concrete steps, concrete swales, concrete pavements, concrete retaining walls, asphalt concrete, striping, signage, landscape irrigation, landscape planting and all related and necessary work as defined in the contract documents (the "Project").

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 thirty-days (30) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$275,000.00. The contractor shall possess a valid Class "A" license at the time of bid submission.

Each bid is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to the City of Santee, in an amount not less than 10 percent of the total bid submitted. The Successful Bidder will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the Total Bid Price, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the Total Bid Price, on the forms provided and in the manner described in the Bid Documents. The Contractor, may, at its option, choose to substitute securities meeting the requirements of said Public Contract Code Section 22300.

Pursuant to Section 1770 et. seq. of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Trade Contractor to whom the Contract is awarded, and upon any subcontractor under such Trade Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776.

Payment of prevailing wages shall be in full to each worker and paid for the correct classification of the work being performed. The wage rates for the project shall be included in the Contract with the awarded bidder.

Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at [www.cityofsanteeca.gov](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 5/31,6/7/2024-142884**

<p><b>Legal Notices-CAL</b></p> <p>are: INVENTORY, INVENTORY FOR SALE, MACHINERY, FURNITURE, FIXTURES AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSES AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, SIGNS AND ADVERTISING MATERIALS, TELEPHONE AND FAX NUMBERS, WEB SITES, URL NAMES, E-MAIL ADDRESSES, ACCOUNTS RECEIVABLE, VENDOR LISTS, ABC LICENSE #631632 41-ON-SALE BEER AND WINE-EATING PLACE, AND GOODWILL of that certain business located at: 190 N MAGNOLIA AVE. 103 &amp; 104, EL CAJON, CA 92020</p> <p>(6) The business name used by the seller(s) at said location is: MOCHI N K-CHICKEN, MOCHINUT, K-CHICKEN</p> <p>(7) The anticipated date of the bulk sale is AUGUST 1, 2024, at the office of PACIFIC HOMELAND ESCROW, INC, 8799 BALBOA AVE. SUITE 100 SAN DIEGO, CA 92123, Escrow No. 003099-JS, Escrow Officer: JIEUN SONG</p> <p>(8) Claims may be filed with Same as "7"</p>	<p><b>Legal Notices-CAL</b></p> <p>above until the day before the Transfer of the ABC License referenced above.</p> <p>(9) It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.</p> <p>(10) 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</p> <p>DATED: MAY 23, 2024</p> <p>TRANSFEREES: TAE WOOK KO</p> <p>ORD - 2 3 9 5 1 0 4</p> <p>SANTEE STAR 6/7/24</p> <p><b>ECC/Santee Star 6/7/2024-143167</b></p>	<p><b>Legal Notices-CAL</b></p> <p>1 4 2 6 FAYETTE STREET, EL CAJON, CA 92020</p> <p>(3) The location in California of the chief executive office of the Seller is:</p> <p>(4) The names and business address of the Buyer(s) are: ENRIQUE VINICIO ULLOA, 8082 LEMON GROVE WAY, LEMON GROVE, CA 91945</p> <p>(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 1 4 2 6 FAYETTE STREET, EL CAJON, CA 92020</p> <p>(6) The business name used by the seller(s) at said location is: AZTEC MOVING &amp; STORAGE AND A-ACCURATE MOVING COMPANY</p> <p>(7) The anticipated date of the bulk sale is JUNE 25, 2024, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866</p> <p>Escrow No. 245009-CS, Escrow Officer CANDICE SILVA</p> <p>(8) Claims may be filed with Same as "7" above.</p> <p>(9) The last date for filing claims is: JUNE 21, 2024</p> <p>(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.</p> <p>(11) 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</p> <p>DATED: JUNE 3, 2024</p> <p>TRANSFEREES: ENRIQUE VINICIO ULLOA</p> <p>ORD - 2 4 0 5 4 8 4</p> <p>SANTEE STAR 6/7/24</p> <p><b>ECC/Santee Star 6/7/2024-143218</b></p>	<p><b>Legal Notices-CAL</b></p> <p><b>NOTICE TO CREDITORS OF BULK SALE</b> (Sec. 6104,6105 U.C.C.)</p> <p>Escrow No. 9552-JB</p> <p>NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: K MUZ MARKET INC., A CALIFORNIA CORPORATION, BIG BEAR PRODUCE, 502 E. MAIN ST., EL CAJON, CA 92020</p> <p>Doing business as: BIG BEAR PRODUCE</p> <p>All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE</p> <p>The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE</p> <p>The name(s) and business address of the buyer(s) is/are: BASSAM ALKABSH &amp; OR</p>	<p><b>Legal Notices-CAL</b></p> <p>ASSIGNEE, BIG BEAR PRODUCE, 502 E. MAIN ST., EL CAJON, CA 92020</p> <p>The assets being sold are generally described as: LEASEHOLD IMPROVEMENTS, FIXTURES, EQUIPMENT, FURNITURE, GOODWILL, INVENTORY, COVENANT NOT TO COMPETE and are located at: BIG BEAR PRODUCE, 502 E. MAIN ST., EL CAJON, CA 92020</p> <p>The bulk sale is intended to be consummated at the office of: BENNETT ESCROW SERVICES INC, 332 N. RIVERSIDE AVE, RIALTO, CA 92376 and the anticipated sale date is JUNE 25, 2024</p> <p>The bulk sale is subject to California Uniform Commercial Code Section 6106.2.</p> <p>The name and address of the person with whom claims may be filed is: BENNETT ESCROW SERVICES INC, 332 N. RIVERSIDE AVE, RIALTO, CA 92376 and the last day for filing claims by any creditor shall be JUNE 24, 2024, which is the business day before the anticipated sale date specified above.</p> <p>Dated: 5/17/24</p> <p>BASSAM ALKABSH &amp; OR ASSIGNEE, Buyer(s)</p> <p>2403765-PP ECC</p>	<p><b>Legal Notices-CAL</b></p> <p>6/7/24</p> <p><b>East County Californian 6/7/2024-143219</b></p>	<p><b>Legal Notices-CAL</b></p> <p><b>NOTICE OF TRUSTEE'S SALE</b> TS No. CA-24-985651-BF Order No.: FIN-24001984</p> <p>YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/21/2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured</p>	<p><b>Legal Notices-CAL</b></p> <p>by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Daniel M. Dray and Shannon Dray, husband and wife as joint tenants Recorded: 10/28/2009 as Instrument No. 2009-0597701 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 6/28/2024 at 9:00 AM</p> <p>Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020</p> <p>Amount of unpaid balance and other charges: \$319,525.25</p> <p>The purported property address is: 4163 CHARLES ST, LA MESA, CA 91941-7520</p> <p>Assessor's Parcel No.: 474-232-15-00</p> <p><b>NOTICE TO POTENTIAL BIDDERS:</b> 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. <b>NOTICE TO PROPERTY OWNER:</b> 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</p>
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**ESOTERIC ASTROLOGY AS NEWS FOR WEEK JUNE 5 - 11, 2024.**

**WEDDINGS & FAMILIES - A STUDY**

The sign Gemini, the month of June, and the love/wisdom sign of Jupiter all bring thoughts of weddings to mind. Both Jupiter and Gemini receive love flowing from Sirius and also the Ray 2 star of love/wisdom in the Big Bear. Jupiter entered Gemini May 25, remaining in Gemini for a whole year (til June 9, 2025)! Jupiter in the heavens is joining Sun, Mercury and Venus also in Gemini. It's a benevolent and beneficent month of June. Having counselled hundreds of couples and officiating hundreds of weddings and, sadly, after two recent family wedding wherein either myself or my family was not invited, weddings have been on my mind. I asked myself what do weddings and family weddings mean to me? So in this wedding month of June, here are my thoughts. Turning to my readers, what are your thoughts on these subjects?

**Weddings**  
Weddings are about love. They are love celebrations and families creating memories together. Weddings help families reflect on their own loves, life journeys and relationships. Weddings welcome new family members, bind families together, and invite family members, from far and wide, known and unknown, to become reacquainted with each other. The love between the wedding couple helps family members to remember to love one another. Weddings are sacred and holy, asking family members to support and guide the newly married couple. Weddings are family celebrations.

I wondered also, what are families? And what is the family's role?

Family is an intricate tapestry of people and relationships. Family is a thread that weaves people together. It's our first community and it's the first place where we experience love. Family offers family members a sense

of belonging, a safe place to navigate and learn about the complexities of life. Families are places where we go to for support and comfort. Families are to act as a buffer between the inner world and the outer world. Families transmit values, culture, comfort, love and care. It offers and teaches empathy and understanding. Families are teams of people learning to live and work together. Family is essential for our health and well-being. It's a place of belonging which is a primal feeling.

Family weddings, filled with kindness, goodness, love and benevolence, lift each of us up to the kingdoms of beauty.

**ARIES:** Careful how you interact with others. Be kind. Don't rely only on outer monetary realities though they are important. Rely first on instinct and then intuition to direct and guide your choices and to recognize the true qualities and purposes of a person, event, resource, and investment. You will be called to exhibit courage, a virtue of the heart and to remain poised so all will know that all is well. Because you made it so.

**TAURUS:** Be aware of your effects on others. Your deep intelligence magnetizes people to you and you make impressions on others, leading them to trust, believe, learn from and follow your guidance. Though it may be difficult now, it's important that you complete all plans, agreements and promises. Your attempt to initiate new projects impacts many lives far into the future. Proceed forward. You may be only one of the few able to accomplish this. The future of humanity awaits.

**GEMINI:** You may feel the need for more rest. Sleep may escape you, dreams and visions may appear both at night and during the day. Our

entire world is shaking and rattling itself loose, preparing for the new world order and era. Your body is sensitive to this. The old ways will not return. Maintain a diet of light, fresh foods filled with vital greens, eliminate anything excess, drink more pure water, love more, and expect the changes to continue for a long long time. Look to the stars for direction and guidance.

**CANCER:** It's important to maintain close connections to what you identify as like-minded people who have your same values, morals and principles. All interactions are opportunities to connect and understand what the hopes and wishes of others are. As you look at your life now, you see greater levels of community have become available to both you and your family. Maintain health with proper hydration, more Vitamin C and finding yourself in the garden more.

**LEO:** You may consider how to rearrange your work so that you have more time outside in the fresh air and sunshine. In the past year there have been whispers, then murmurs then shouts of change in our world. The changes will accelerate. We will not return to the past. Perhaps your job interests, abilities and/or responsibilities will change too. Always perform tasks with excellence and a touch of innovation. Look also to those around you, emphasizing their qualities and goodness. As a good leader would.

**VIRGO:** You may begin to create various lists of new and interesting tasks to perform, new realities to consider, new work to be accomplished. Mercury is your ruler and while it's in Gemini you become busier and more talkative. Perhaps accounts need reckoning, travels need

considering, responsibilities need completing, and problems need easing. Spending time in the garden with the devas brings a vitality to your etheric body. You may dream more at night as you travel throughout the ethers visiting friends in realms here and there and everywhere.

**LIBRA:** Are you harboring hopes, wishes and dreams you want to share with others? Are there resources you have in common with another that needs an updated conversation? Is everything transparent, clear and aboveboard in this area? As the economy shifts, it's time to arrange your finances so that debts are paid quickly and investments in gold and silver are made. It's important to be economically prudent, thrifty and careful, to conserve resources for the future. Be informed of these critical times and how to prepare for the times to come. And love more.

**SCORPIO:** Relationships are primary sources of information now so learn to listen very carefully to what others are communicating. Develop the intention to respond with compassion, a depth of care, interest and emotional poise. Should you be uncooperative in this area, a feeling of imbalance and a sense of separation will ensue. You will feel quite alone and that you have neglected a responsibility. Kind attention toward others is what is needed so they feel your care, love and then feel safety. These are your tasks now.

**SAGITTARIUS:** Career matters assume new dimensions and co-workers need more conscious heart felt care. You will want to improve your health, create new work methods and tend to the necessities of your life with more attention. You realize this takes balance and focused thought, and so your actions slow

down, you contemplate what's needed, foregoing too much adventure in order to create a long-term plan of practical goals. Your greatest success is acceptance of everything presently in your life. Then everything shifts into harmony.

**CAPRICORN:** Setting out each day's agenda and realizing your priorities allows you to have more time to yourself, which you need. Ask for help when needed. Are you writing in your journal about day to day activities and your life stories? Writing down our lives brings focus and clarity. You are always doing your best. Realize everyone else is doing their very best too while at different stages of development. New opportunities appear at first as philosophical ideas and goals. Then they appear as reality. Rest more so you can imagine and create more.

**AQUARIUS:** Home and family, property, possessions, community, childhood, experiences and parents have been on your mind. These do need attention in the form of having gratitude for all that you received. Attempt to improve relationships with family while also improving the beauty and organization of where you live and breathe and have your being. Do nothing that unsettles your safety and well-being, challenge no one, and calm tensions with exercise, prayers and adequate vitamins, minerals and herbs. You can do all of this. Someone new loves you

**PISCES:** You may be traveling this summer or autumn to places far away. You may be asked to take on a new endeavor, one you have been prepared for over the many past years. You may be planning meetings, conferences, classrooms and/or curriculum. You will definitely be communicating with others on a grand scale, either personally or through writing, speaking, teleconferencing. Some or all of these will occur and all the while you will gain in knowledge, happiness, creativity and goodness. Invite others to join you.

# RISA'S STARS

**Legal Notices-CAL**

Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-985651-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-985651-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it de-

**Legal Notices-CAL**

livered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION . TS No.: CA-24-985651-BF IDSPub #0202489 5/31/2024 6/7/2024 6/14/2024

**ECC/La Mesa Forum 5/31, 6/7, 14/2024-142680**

**NOTICE OF TRUSTEE'S SALE TS No. CA-23-965435-AB Order No.: DEF-579252 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/3/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appoint-

**Legal Notices-CAL**

ed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): NICHOLAS G DAVIS-ORIS, AN UNMARRIED MAN Recorded: 10/8/2019 as Instrument No. 2019-0449569 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 6/24/2024 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: \$676,769.45 The purported property address is: 7953 RANCHO FANITA DR, SANTEE, CA 92071 Assessor's Parcel No.: 386-133-06-00 **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

**Legal Notices-CAL**

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 877-518-5700 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965435-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-518-5700, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965435-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it de-

**Legal Notices-CAL**

livered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-965435-AB IDSPub #0202581 5/31/2024 6/7/2024 6/14/2024

**ECC/Santee Star 5/31, 6/7, 14/2024-142819**

APN: 579-363-14-00 TS No.: 23-07259CA TSG Order No.: 240000914-CA-VOI **NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 9, 2018. 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.** Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 15, 2018 as Document No.: 2018-0195318 of Official Records in the office of the Recorder of San Diego County, California, executed by: Kathy Clark, A Widow,

**Legal Notices-CAL**

as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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). 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, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: August 23, 2024 Sale Time: 9:00 AM Sale Location: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 The street address and other common designation, if any, of the real property described above is purported to be: 1210 Maria Ave, Spring Valley (Unincorporated), CA 91977. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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 the trusts created by said Deed of Trust, to-wit: \$101,259.58 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **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

**Legal Notices-CAL**

for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-07259CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 23-07259CA 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

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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. 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. For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. Dated: May 28, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 **LEGAL DESCRIPTION EXHIBIT A LOT 23 IN BLOCK 24 OF EAST SAN DIEGO VILLA HEIGHTS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1317, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1911. TOGETHER WITH THE EASTERLY ONLY-HALF OF THE ALLEY ADJACENT AND CONTIGUOUS TO SAID LAND ON THE WEST AS VACATED AND CLOSED BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 13, 1980 AS FILE NOS. 80-382405 AND 80-382406, BOTH OF OFFICIAL RECORDS. NPP0461038 To: EL CAJON EAGLE 0 6 / 0 7 / 2 0 2 4 , 0 6 / 1 4 / 2 0 2 4 , 0 6 / 2 1 / 2 0 2 4**

**ECC/EI Cajon Eagle 6/7, 14, 21/2024-142846**

T.S. No. 118868-CA APN: 410-086-09-00 & 410-086-10-00 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/9/2016. 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 7/1/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/10/2016 as Instrument No. 2016-0287588 of Official Records in the office of

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the County Recorder of San Diego County, State of CALIFORNIA executed by: IVAN MENESES AND MARIA DEL ROSARIO MENESES 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 ENTRANCE TO THE EAST COUNTY REGIONAL

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CENTER BY THE STREET, 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: 28959 DEER CREEK TRL, PINE VALLEY, CA 91962 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,

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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 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: \$348,140.30 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 fur-

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ther 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 en-

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title 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 877-518-5700 or visit this Internet Web site WWW.REALTYBID.COM, using the file number assigned to this case 118868-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.

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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: 877-518-5700 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 **East County Californian 6/7,14,21/2024-143161**

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designation, if any, shown herein. The total amount of 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: \$110,666.00 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 877-518-5700 or visit this Internet Web site WWW.REALTYBID.COM, using the file number assigned to this case 118868-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.

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about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240202 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240202 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 potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0460380 TO: EL CAJON EAGLE 06/07/2024, 06/14/2024, 06/21/2024 **ECC/El Cajon Eagle 6/7,14,21/2024-143217**

T.S. No.: 2023-01429-CA  
A.P.N.:380-051-02-00

Property Address: 9445 MAST BLVD, SANTEE, CA 92071

**NOTICE OF TRUSTEE'S SALE**

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

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

注：本文件包含一个信息摘要  
참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Rodolfo M. Caluya Jr. And Shannon M. Caluya, Husband And Wife As Joint Tenants  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 09/21/2006 as Instrument No. 2006-0671633 in book --, page-- and of Official Records in the office of the Recorder of San Diego County, California,  
Date of Sale: 07/10/2024 at 10:30 AM  
Place of Sale: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STREET, 250 E. MAIN STREET, EL CAJON, CA 92020

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 537,507.06

**NOTICE OF TRUSTEE'S**

**SALE**

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 9445 MAST BLVD, SANTEE, CA 92071 A.P.N.: 380-051-02-00

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 537,507.06.

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

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

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE OF TRUSTEE'S SALE**

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2023-01429-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. 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 2023-01429-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: May 23, 2024 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.

**ECC/Santee Star 5/31,6/7,14/2024-142913**

the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

APN: 514-402-19-00 Order: 15950558 TS-240202 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/09/2022 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Roy Thompson and Leann Thompson Recorded on 8/11/2022 as Instrument No. 2022-0324768, of Official records in the office of the County Recorder of San Diego County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 2/06/2024 as Instrument No. 2024-0030396 of said Official Records, WILL SELL on 6/05/2024 At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 at 10:00 a.m. [PLEASE NOTE: Original Sale Date has been Postponed to a Future Date.] AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 1323 Hidden Knoll Ct, El Cajon, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common

designation, if any, shown herein. The total amount of 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: \$110,666.00 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240202 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240202 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 potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0460380 TO: EL CAJON EAGLE 06/07/2024, 06/14/2024, 06/21/2024 **ECC/El Cajon Eagle 6/7,14,21/2024-143217**