

**Legal Notices-CAL**

**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  
07/23/2024 12:00 PM  
Bailey Ogar  
Jo'ne Jordan  
Cesar De Luna  
Linda Peralto  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
7/5/24

**CNS-3825633#  
SANTEE STAR  
ECC/Santee Star  
7/05/24-143636**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
JOHN HOWARD CUNDIFF  
CASE NO.  
24PE001193C**  
To all heirs, beneficiaries, creditors, contingent creditors and per-

**NOTICE OF PROPOSED TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN FOR A FIVE-LOT RESIDENTIAL SUBDIVISION**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 16, 2024**, and the City Council will hold a public hearing at **7:00 p.m., Tuesday, August 13, 2024**, in the City Council Chambers, at 200 Civic Center Way, El Cajon, CA, to consider:

**TENTATIVE SUBDIVISION MAP (TSM) NO. 2022-0008 AND SPECIFIC PLAN (SP) NO. 2023-0003**, as submitted by Salim Chagan, requesting a five-lot residential subdivision with access via Cajon View Drive. The subject site is located at the northwest corner of Avocado Avenue and Cajon View Drive, APNs 493-391-13-00 and 493-441-35-00. A Mitigated Negative Declaration was prepared for this project in accordance with the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to Planning Commission and City Council meetings at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619-441-1656 or via email at [shayes@elcajon.gov](mailto:shayes@elcajon.gov) and reference "TSM-2022-0008" in the subject line.  
**East County Californian 7/5/2024-144014**

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sons who may otherwise be interested in the will or estate, or both, of: **JOHN HOWARD CUNDIFF**. A Petition for Probate has been filed by: **SUE PAULETTE CUNDIFF** in the Superior Court of California, County of San Diego. The Petition for Probate requests that **SUE PAULETTE CUNDIFF** be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

**07/09/2024  
10:00 a.m. Dept. 504  
1100 Union Street**

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**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 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: **RICHARD C. DAYTON**, 1754 TECHNOLOGY DR. #230, SAN JOSE, CA 95110. (408) 437-7570  
**East County Californian 6/21,28,7/4/24-143491**

**Notice of Sheriff's Sale of Real Property (CCP 701.540)**

ATTORNEY: Law Office of Howard Goodman 18321 Ventura Blvd., Suite 755 Tarzana, CA 91356 TELEPHONE NO.: (818) 996-8903 FAX NO.: (818) 996-2942  
ATTORNEY FOR: Hudson Insurance Company, A Corporation LEVYING OFFICER: San Diego County Sheriff's Department 500 Third Ave Suite 140 Chula Vista, CA 91910 Phone:(619) 691-4543 Fax: (619) 691-4625 California Relay Service Number (800) 735-2929 TDD or 711 SUPERIOR COURT OF CALIFORNIA, COUNTY OF San

**Classified Deadline  
Wednesday @ 9 a.m.**

**Legal Notices-CAL**

**Diego 330 W Broadway, Rm. 225 San Diego, CA 92101**  
PLAINTIFF/PETITIONER: Hudson Insurance Company, A Corporation DEFENDANT/RESPONDENT: Mohammad Nazier Shah COURT CASE NUMBER: 37-2022-00021938 LEVYING OFFICER FILE NUMBER: 2024200014 Date: 06/11/2024 Under a Writ of Execution Issued out of the above court on 10/02/2023, on the Judgment rendered on 08/22/2023 for the sum of \$49,817.33 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s), Mohammad Nazier Shah in the real property, in the county of San Diego, described as follows: 617 Grand Ave., Spring Valley, CA 91977, Legal Description: LOTS 18, 19, and 20, IN BLOCK 29, COLONY OF LA PRESA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 441, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1887. APN: 584-410-84-00. Minimum Bid Amount (if applicable): PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 TO 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS. PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title, and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said execution, with accrued interest and costs on:

Date/Time of Sale: 08/07/2024 10:00AM  
Location of Sale: 250 E. Main Street, El Cajon, CA 92020  
Directions to the property location can be obtained from the levying officer upon oral or written request.  
1636 N Magnolia Ave, El Cajon, CA 92020 on 07/23/2024 @ 10:00am  
Oscar Martinez, Thomas Stokes  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com).

**East County Californian 6/21,28,7/4/24-143491**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2024-00028986-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: JOLANTA EWA GAWORCZYK filed a peti-

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2024-00028986-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: JOLANTA EWA GAWORCZYK filed a peti-

**Legal Notices-CAL**

tion with this court for a decree changing names as follows: JOLANTA EWA GAWORCZYK to JOLANTA EWA GAWORCZYK SAHM. 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 08/05/2024**

**8:30 a.m., Dept. 61 Superior Court  
250 East Main Street  
El Cajon, CA 92020**  
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).) 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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143778  
6/28,7/5,12,19/24**

**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 07/23/2024 @ 10:00am  
Oscar Martinez, Thomas Stokes  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com).

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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.  
7/5/24

**CNS-3827281#  
ECC/EI Cajon Eagle  
7/05/24-143805**

**NOTICE OF PUBLIC LIEN SALE OF PERSONAL PROPERTY**

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 07-20-2024, 11:00am. Auction to be held online at [www.bid13.com](http://www.bid13.com) Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
Unit #E277 Smith, Darnella  
Unit #F940 Coronado, Claudia  
Unit #F723 Olavarria, Mathew  
Unit #F602 Vanzant - Sorensen, Dawn  
Unit #F630 Vanzant - Sorensen, Dawn  
7/5, 7/12/24

**CNS-3827965#  
SANTEE STAR  
ECC/Santee Star  
7/05,12/24-143884**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2024-00029374-CU-PT-CTL**  
TO ALL INTERESTED PERSONS: Petitioner: TRACIE RENEE FORTNEY filed a petition with this court for a decree changing names as follows: TRACIE RENEE FORTNEY to TRACIE RENEE AGUILAR. 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 08/12/2024**

**8:30 a.m., Dept. 61 Superior Court  
330 W Broadway  
San Diego, CA 92101**  
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).) 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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143884  
6/28,7/5,12,19/24**

**Legal Notices-CAL**

written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING 08/07/2024**

**8:30 a.m., Dept. C-61 Superior Court  
330 W Broadway  
San Diego, CA 92101**  
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).)

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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143844  
6/28,7/5,12,19/24**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2024-00029096-CU-PT-CTL**

TO ALL INTERESTED PERSONS: Petitioner: EDUARDO DANIEL ROSALES filed a petition with this court for a decree changing names as follows: EDUARDO DANIEL ROSALES to DAVID DANIEL ROSALES. 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 08/12/2024**

**8:30 a.m., Dept. 61 Superior Court  
330 W Broadway  
San Diego, CA 92101**  
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).) 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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143844  
6/28,7/5,12,19/24**

**Legal Notices-CAL**

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).)

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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143901  
7/5,12,19,26/24**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 37-2024-00030112-CU-PT-CTL**

TO ALL INTERESTED PERSONS: Petitioner: STACY LYNN ANGULO ESPINOZA and BRANDON MICHAEL ESPINOZA on behalf of minor filed a petition with this court for a decree changing names as follows: DAVID JAMES ANGULO to DAVID JAMES ANGULO ESPINOZA. 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 08/12/2024**

**8:30 a.m., Dept. 61 Superior Court  
330 W Broadway  
San Diego, CA 92101**  
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).) 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 DATE: 6/21/2024 Maureen F. Hallahan Judge of the Superior Court  
**East County Californian- 143901  
7/5,12,19,26/24**



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the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 6/27/2024  
Maureen F. Hallahan  
Judge of the Superior Court  
**East County Californian- 143948**  
**7/5,12,19,26/24**

**NOTICE TO CREDITORS OF BULK SALE**  
(SEC. 6104, 6105 U.C.C.)**Legal Notices-CAL**

Escrow No. 2784-DH Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below:  
The name(s) and business address(es) of the seller(s) are: DAVID F. MORTON AND BRENDA MORTON, 5179 BALTIMORE DR., LA MESA, CA 91942

The location in California of the chief executive office of the Seller is: N/A

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on July 19, 2024 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2017 MAZDA 3  
VIN: 3MZBN1V71HM150145  
PLATE: 7XUU645, CA  
**East County Californian 7/12/24 -143951**

**NOTICE AND SUMMARY OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING SANTEE MUNICIPAL CODE TITLE 13, "ZONING" (CASE FILE: ZOA-2024-002)**

Notice is hereby given that on June 26, 2024, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") gave Second Reading to and adopted Ordinance 615, which amends Title 13, "Zoning" of the Santee Municipal Code in the following ways:

- Recognizes a City exemption from zoning regulations for public buildings.

- Removes the owner-occupancy requirement for Accessory Dwelling Units and clarifies that new detached Accessory Dwelling Units must include a two-kilowatt photovoltaic system.

- Adds a requirement that permitted temporary land uses end by midnight.

- Addresses Home Occupation Permit conditions.

- Revises minimum vertical clearance requirements for garage openings to seven feet.

- Clarifies that driveways leading into a garage must be at least 20 feet long.

- Distinguishes multiple family residential construction from single-family residential construction for projects that require development review.

- Eliminates site development criteria for storage space in R7 and R14 residential districts.

- Clarifies residential, commercial, and industrial site development criteria setback requirements for trash enclosures of 5 feet in non-residential zones and 10 feet in residential zones.

- Requires a Minor Conditional Use Permit for outdoor eating areas with more than 16 chairs.

- Requires all accessory structures to comply with development standards.

- Revises accessory structure setbacks to 5 feet.

- Addresses parking requirements for parking stalls located at a dead end, for retail uses, for caretaker's residences, and for uses not addressed in the Municipal Code.
- Makes additional revisions detailed in the staff report included in the agenda materials.

Ordinance No. 615 was Introduced at a Regular Meeting of the Santee City Council held on June 12, 2024, and adopted at a Regular Meeting of the Santee City Council on June 26, 2024, by the following vote:

Ayes: Hall, Koval, McNelis, Minto, Trotter  
Noes: None  
Abstain: None  
Absent: None

The above summary constitutes the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov.

Annette Fagan Ortiz, City Clerk, 619-258-4100 ext. 114  
**East County Californian 7/5/2024-143979**

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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: WHOLESALE REPROGRAPHICS, 5179 BALTIMORE DR., LA MESA, CA 91942  
The name(s) and business address(es) of the buyer(s) are: KARD PRINTING, INC., A CALIFORNIA CORPORATION, 5179 BALTIMORE DR., LA MESA, CA 91942  
The assets to be sold are described in general as: FIXTURES, FURNISHINGS &

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on July 12, 2024 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am  
YEAR/MAKE/MODEL: 2015 HONDA CIVIC LX  
VIN: 2HGFG3B56FH501397  
PLATE: 7KZR062, CA  
YEAR/MAKE/MODEL: 2015 DODGE CARAVAN  
VIN: 2C4RDGCGXFR745172  
PLATE: DP344UZ, CA  
**East County Californian 7/5/24 -143785**

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on July 12, 2024 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am  
YEAR/MAKE/MODEL: 2017 HYUNDAI ACCENT  
VIN: KMHCT4AE4HU378599  
PLATE: 8WBU518, CA  
YEAR/MAKE/MODEL: 2020 KIA RIO  
VIN: 3KPA25ADOLE349202  
PLATE: 8SYB891, CA  
**East County Californian 7/5/24 -143784**

**NOTICE OF PROPOSED SITE DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION MAP FOR A 132-UNIT TOWNHOME COMMON INTEREST DEVELOPMENT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 16, 2024**, and the City Council will hold a public hearing at **7:00 p.m., Tuesday, August 13, 2024**, in the City Council Chambers, at 200 Civic Center Way, El Cajon, CA, to consider:

**SITE DEVELOPMENT PLAN (SDP) NO. 2023-0009 AND TENTATIVE SUBDIVISION MAP (TSM) NO. 2023-0013**, as submitted by David Shepherd of Lennar Homes, requesting a 132-townhome common interest development. The subject property is located on the north side of East Main Street between North Mollison Avenue and North First Street, and is addressed as 1050 through 1058 East Main Street, APN 489-130-19-00. In accordance with the California Environmental Quality Act ("CEQA"), this project is a subsequent activity under the scope of previously certified Program Environmental Impact Report SCH No. 2016031030.

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to Planning Commission and City Council meetings at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MIKE VIGLIONE** at 619-441-1773 or via email at [mviglione@elcajon.gov](mailto:mviglione@elcajon.gov) and reference "SDP-2023-0009" in the subject line.  
**East County Californian 7/5/2024-144013**

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EQUIPMENT which are located at: 5179 BALTIMORE DR., LA MESA, CA 91942  
The business name used by the Seller at that location is: COLLEGE COPY CENTER  
The anticipated date of the bulk sale is JULY 23, 2024 at the office of: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081  
PHONE: (760) 434-1800

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person

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with whom claims may be filed is: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081  
PHONE: (760) 434-1800 and the last

**Legal Notices-CAL**

date for filing claims shall be JULY 22, 2024, which is the business day before the sale date specified above.  
Dated: JUNE 25, 2024  
KARD PRINTING, INC

**NOTICE OF ELECTION & CANDIDATE FILING CITY OF SANTEE**

NOTICE IS HEREBY GIVEN that a **General Municipal Election**, consolidated with the Statewide General Election, will be held in the City of Santee, California, on **Tuesday, November 5, 2024**, for the following Officers:

**One (1) Mayor – Full term of 4 years**  
**One (1) Member of the City Council, District 3 – Full term of 4 years**  
**One (1) Member of the City Council, District 4 – Full term of 4 years**

The candidate filing period for those Santee registered voters wishing to run for office begins **Monday, July 15, 2024**, and ends **Friday, August 9, 2024**. *Per Elections Code §10225, the filing period may be extended to 5:00 p.m., Wednesday, August 14, 2024, for non-incumbents only, if an incumbent has not filed/qualified.* Candidate packets will be available in the City Clerk's Office, 10601 Magnolia Avenue, Santee, during normal office hours. Office hours are 8:00 a.m. – 5:00 p.m. Monday through Thursday, and Friday, 8:00 a.m. – 1:00 p.m.

If no one or only one person is nominated for an elective office, appointment to the elective office may be made as prescribed by Elections Code §10229 of the State of California.

The polls will be open between the hours of 7:00 a.m. and 8:00 p.m. on Election Day. For more information or to schedule an appointment to obtain a Candidate Packet, contact Annette Ortiz, City Clerk, at 619-258-4100, ext. 112.

/s/ Annette Fagan Ortiz, CMC  
City Clerk

Dated: July 1, 2024  
**East County Californian 7/5/2024-144005**

**NOTICE AND SUMMARY OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING SANTEE MUNICIPAL CODE TITLE 3, "PURCHASING," TITLE 8, "STREETS, SIDEWALKS AND PUBLIC PROPERTY," TITLE 10, "VEHICLES AND TRAFFIC," AND TITLE 12, "SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS"**

Notice is hereby given that on June 26, 2024, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") gave Second Reading to and adopted Ordinance 616, which amends the Santee Municipal Code in the following ways:

- Revises Title 3 to set department director contracting authority for the purchase of professional services.

- Revises Title 8 to update language regarding skate parks, service animals, and charcoal grill usage.

- Revises Title 10 to revise and clarify stopping, standing, and parking restrictions and road segment descriptions

- Revises Title 12 to address access requirements to lots created from an urban lot split.

- Make additional revisions detailed in the staff report included in the agenda materials.

Ordinance No. 616 was Introduced at a Regular Meeting of the Santee City Council held on June 12, 2024, and adopted at a Regular Meeting of the Santee City Council on June 26, 2024, by the following vote:

Ayes: Hall, Koval, McNelis, Minto, Trotter  
Noes: None  
Abstain: None  
Absent: None

The above summary constitutes the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov.

Annette Fagan Ortiz, City Clerk, 619-258-4100 ext. 114  
**East County Californian 7/5/2024-143978**

**Legal Notices-CAL**

2465030-PP LA MESA FORUM 7/5/24  
**ECC/La Mesa Forum 7/5/2024-143994**

**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 07-13-2024, 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 6/28, 7/5/24  
**CNS-3826075# SANTEE STAR ECC/Santee Star 6/28,7/05/24-143665**

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)

Escrow No. 245026-CS (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: GUARDIAN SOUTH INC. AND LYLE C. NORRIS, 25220 KERRI LANE, RAMONA, CA 92065  
(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: RYAN CAMANA, 3531 PLEASANT HILL DR., HIGHLAND, CA 92346  
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT AND CLIENT LISTS of that certain business located at: 25220 KERRI LANE, RAMONA, CA 92065  
(6) The business name used by the seller(s) at said location is: GUARDIAN SOUTH FIRE PROTECTION  
(7) The anticipated date of the bulk sale is JULY 23, 2024, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866  
Escrow No. 245026-CS, Escrow Officer CANDICE SILVA  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is: JULY 22, 2024  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(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.  
DATED: JUNE 27, 2024  
TRANSFEREES: RY-

**Legal Notices-CAL**

T.S. No. 104330-CA APN: 410-112-21-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/2/2007. 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 7/29/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 11/27/2007 as Instrument No. 2007-0738820 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA

**Legal Notices-CAL**

AN CAMANA 2467723-PP ECC 7/5/24  
**East County Californian 7/5/2024-144029**

**Storage Oasis**

11493 Woodside Ave. Santee CA 92071 (619)875-6868  
Auction Date: July 17, 2024  
Auction Time: 8:30am  
Auctioneer: West Coast Auctions (740)724-0423  
1. Charles Hodge (#51-A)  
14623 Mussey Grade Rd. Ramona CA 92065  
2. Roberto Hurtado (#23)  
1407 Five D Dr. El Cajon CA 92021  
3. Hector Perez (#16 & #39)  
977 Colleen Ct Apt 3 El Cajon CA 92021  
**East County Californian- 144019 7/5,12/24**

**LIEN SALE**

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.  
575 Fletcher Pkwy Ste 150  
El Cajon CA 92020  
Date and Time of Sale: July 23, 2024, at 11:30am  
Marcia Grimes  
Coral Samsel  
Terence Cross  
Bennie Woods  
Diana Carter  
07-05-2024  
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.

**CNS-3825627# ECC/EI Cajon Eagle 7/05/24-143637**

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executed by: ROBERT H THOMPSON, AND MARY W THOMPSON, HUSBAND AND WIFE, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 28946 OAK LANE, 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, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$48,245.33 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you

**Legal Notices-CAL**

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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 104330-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you 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

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trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 104330-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County Californian 6/21,28,7/4/2024-143388**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 24-2901 Loan No. 21-9422 Title Order No. 240143869 APN 482-260-20-47 TRA No. 03197 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/15/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/17/2024 at 02:00PM, Southern California Mortgage Service, a California Corporation as the duly appointed Trustee under and pursuant to the Deed of Trust Recorded on October 20, 2021 as Document# 2021-0728477 of official records in the Office of the Recorder of San Diego County, California, executed by: Joya Stornio-Flatts, a married woman as her sole and separate property, as Trustor, John L. Hayes, Trustee of the John L. Hayes Family Trust, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At the open Plaza located between 10650 Treena

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Street, San Diego, CA 92131 and 10680 Treena Street, San Diego, CA 92131, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See attached Exhibit A EXHIBIT A LEGAL DESCRIPTION REF. NO. 24-2901 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED ONE ONE HUNDRED TWENTYETH (1/120TH) INTEREST AS TENANT-IN-COMMON IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY: LOT 1 OF POSADA DEL VALLE, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11315, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1985. EXCEPTING THEREFROM THE FOLLOWING: A) ALL LIVING UNITS SHOWN UPON SUNTERRA CONDOMINIUM PLAN RECORDED JUNE 7, 2004 AS DOCUMENT NO. 2004-0531590, IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLANT"). B) THE EXCLUSIVE RIGHT TO POSSESSION OF THOSE DESIGNATED AREAS AS EXCLUSIVE USE COMMON AREA BALCONY AREAS, PATIO AREAS AND PARKING SPACES AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE AND WHICH ARE CONVEYED BY GRANTOR TO THE PURCHASER OF ANY LIVING UNIT. PARCEL 2: LIVING UNIT L-140, AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF THE REAL PROPERTY REFERRED TO IN PARCEL 1 ABOVE, DESIGNATED AS EXCLUSIVE USE COMMON AREA BALCONY AREAS AND PATIO AREAS, IF APPLICABLE, AS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED AND BEARING THE SAME NUMBER DESIGNATION AS THE LIVING UNIT REFERRED TO IN PARCEL 2 ABOVE. PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF THE REAL PROPERTY REFERRED TO IN PARCEL 1 ABOVE, DESIGNATED AS EXCLUSIVE USE COMMON AREA PARKING SPACES AS APPURTENANT TO PAR-

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CELS 1 AND 2 ABOVE DESCRIBED AND BEARING THE SAME NUMBER DESIGNATIONS IDENTIFIED IN EXHIBIT "A" TO THE DECLARATION RECORDED ON JUNE 7, 2004 AS INSTRUMENT NO. 2004-0531591, OF OFFICIAL RECORDS, AS CORRESPONDING TO THE LIVING UNIT REFERRED TO IN PARCEL 2 ABOVE. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 589 North Johnson Ave #140, El Cajon, CA 92020. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$181,553.43 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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. 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

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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 (858) 565-4466 or visit this Internet Web site www.scmssd.com using the file number assigned to this case 24-2901. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (858) 565-4466, or visit this internet website www.scmssd.com, using the file number assigned to this case 24-2901 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

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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. 6/11/24 SOUTHERN CALIFORNIA MORTGAGE SERVICE 10650 Treena Street Suite 201 SAN DIEGO, CA 92131 Paul Rios, President (858) 565-4466 Phone (858) 565-2137 Fax Paul@1stsecurity-mortgage.com A-4819071 06/21/2024, 0 6 / 2 8 / 2 0 2 4 , 0 7 / 0 5 / 2 0 2 4 **East County Californian 6/21,28,7/5/2024-143502**

APN: 655-141-20-00 TS No.: 23-06052CA TSG Order No.: 230242136-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 24, 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. 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 2, 2006 as Document No.: 2006-0308629 of Official Records in the office of the Recorder of San Diego County, California, executed by: Gary C Ward, a married man as his sole & separate property, 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. Sale Date: July 22, 2024 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 File No.:23-06052CA The street address and other common designation, if any, of the real property described above is purported to be: 1366 Far Valley Rd, Campo, CA

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91906-3216. 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: \$ 6 1 , 7 7 3 . 8 0 (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 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 for information regarding the trustee's sale or visit this internet website,

**Classified Deadline Wednesday @ 9 a.m.**

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www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-06052CA. 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 (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 23-06052CA 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. File No.: 23-06052CA. 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.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: June 11, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0461698 To: ELCAJON EAGLE 06/28/2024, 07/05/2024, 07/12/2024 **ECC/EI Cajon Eagle 6/28, 7/5, 12/2024-143663**

**NOTICE OF TRUSTEE'S SALE UNDER A**

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**NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2358514CAD TS No: X23-05095 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 07/06/2023. 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 Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (herein after referred to as "Lien"), recorded on 07/12/2023 as instrument number 2023-0181835 in the office of the County Recorder of SAN DIEGO County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 8/21/2023 as instrument number 2023-0227770 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/6/2004 as instrument number 2004-0096774, WILL SELL on 08/07/2024, 10:00 AM at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): JOSEPH L. WEBSTER, AN UNMARRIED MAN. The property address and other common designation, if any, of the real property is purported to be: 3102 SO. GRANADA AVE., SPRING VALLEY, CA 91977, APN 505-430-20-00. 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 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 this Notice of Sale is: \$12,391.62. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and

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loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. **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 AND ALL OTHER INTERESTED PARTIES:** 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

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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 this 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](http://www.nationwideposting.com) using the file number assigned to this case: X23-05095. 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 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case X23-05095 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. **IMPORTANT NOTICE:** Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non-judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90

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days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: S U S A N PAQUETTE, TRUSTEE SALES OFFICER Dated: 06/14/2024 **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 ONLY.** NPP0462097 To: SANTEE STAR 06/28/2024, 07/05/2024, 07/12/2024 **ECC/Santee Star 6/28, 7/5, 12/2024-143714**

**NOTICE OF TRUSTEE'S SALE TS No. CA-24-984107-BF Order No.: FIN-24000823 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** 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 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 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): Donald M. Ward, a single man Recorded: 11/2/2005 as Instrument No. 2005-0955816 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/9/2024 at 9:00 AM

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Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$69,262.56 The purported property address is: 35109 HWY 79 #15, WARNER SPRINGS, CA 92086 Assessor's Parcel No.: 114-150-48-15 **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 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 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-24-984107-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

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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-24-984107-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 delivered 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 Benefi-

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ciary'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 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-24-984107-BF IDSPub #0202820 6/28/2024 7/5/2024 7/12/2024 **ECC/EI Cajon Eagle 6/28, 7/5, 12/2024-143716****

**NOTICE OF TRUSTEE'S SALE TS No. CA-23-965127-CL Order No.: FIN-230005533 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2018. 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.** 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 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 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): Raymond Tiffany and Julia A Tiffany, husband and wife, as community property Recorded: 3/22/2018 as Instrument No. 2018-0112152 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/9/2024 at 9:00 AM Place of Sale: At

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the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$663,462.78 The purported property address is: 5676 DEHESA ROAD, EL CAJON, CA 92019 Assessor's Parcel No.: 513-073-27-00 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 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-23-965127-CL. 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

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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-23-965127-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the 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 delivered 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

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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 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION - TS No.: CA-23-965127-CL IDSPub #0202878 6/28/2024 7/5/2024 7/12/2024 **ECC/El Cajon Eagle 6/28,7/5,12/2024-143717**

APN: 137-030-38-00 TS No: CA08001139-22-1 TO No: 220511507-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 14, 2011, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 17, 2024 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 23, 2011 as Instrument No. 2011-0493936, of official records in the Office of the Recorder of San Diego County, California, executed by RUDOLPH GONZALEZ AND SALLY A. GONZALEZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Trustor(s), in favor of LOCKHEED FEDERAL CREDIT UNION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is

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purported to be: 32108 CERRADA DEL COYOTE, WARNER SPRINGS, CA 92086 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$204,163.94 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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

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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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08001139-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08001139-22-1 to find the date on which the trustee's sale was

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held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 6, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001139-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949,252,8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 102992 **East County Californian 6/28,7/5,12/2024-143770**

TS No.: W.500-002 APN: 397-140-36-00 Title Order No.: 2419933CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/25/2019. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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

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and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Michael P. Nolan, An Unmarried Man Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 12/16/2019 as Instrument No. 2019-0585314 in book N/A, page N/A of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 7/29/2024 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$100,537.80 Street Address or other common designation of real property: 8941 Lakeview Road Lakeside, California 92040 A.P.N.: 397-140-36-00 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. 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

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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](http://www.nationwideposting.com), using the file number assigned to this case W.500-002. 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. 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 (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case W.500-002 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/27/2024 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (916) 939-0772 Phone Number: 818-227-0100 Alexia Geokchyan, Trustee Sale Officer NPP0462392 To: S A N T E E S T A R 0 7 / 0 5 / 2 0 2 4 , 0 7 / 1 2 / 2 0 2 4 , 0 7 / 1 9 / 2 0 2 4 **ECC/Santee Star 7/5,12,19/2024-143944**