

**Legal Notices-CAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU006156C**  
 TO ALL INTERESTED PERSONS: Petitioner: ABBY BOWMAN and KYLE BOWMAN on behalf of minor filed a petition with this court for a decree changing names as follows: AUSTIN THOMAS BOWMAN to AUSTIN SAMUEL BOWMAN. 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

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

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written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING 10/03/2024**  
**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: 08/16/2024 Maureen F. Hallahan Judge of the Superior Court **East County Californian- 145284 8/23,30,9/6,13/24**

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**NOTICE OF PUBLIC SALE**  
 NOTICE IS HEREBY GIVEN that in accordance with the California Civil Code Section 798.56a and California Commercial Code Section 7209 and 7210, the mobilehome described as:  
**TRADE NAME : PALMS PRINGS H.C.D. DECAL NO.: LBC5816 SERIAL NO. : 23710632MA/23710632MB**  
 will be sold at a public auction on, **Monday, September 16, 2024 at 10:00 a.m., at the following location**  
 Starlight Mobilehome Park  
 351 E Bradley Ave Spc 83  
 El Cajon, CA 92021  
**THE PARTIES BELIEVED TO CLAIM AN INTEREST, Brian Powers** has been given notice and the time specified for payment in the notice has expired.  
 The undersigned is entitled to a warehouse lien

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en against said mobile home to satisfy the lien, storage, and other related charges incurred including reasonable charges of notice, advertisement, and sale. **BRIAN POWERS**, Registered Owners, Legal Owners, Interested Parties, please take further notice that, in order to prevent the mobilehome from being sold at the noticed sale, the following amount must be paid to Starlight MHP, LLC dba Starlight Mobilehome Park prior to the sale: total claim to date of **\$29,892.04** (additional amounts incurred shall be added to this amount as provided in the Commercial Code). Bidders are required to show proof of cashier's check(s)/money order(s) in an amount equal to the claim to date amount prior to bidding. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobile home must

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be removed from the Premises. The current location of the subject property is: 351 E BRADLEY AVE SPACE 83, EL CAJON, CA 92021. The public auction will also be made to satisfy the lien for storage of the above-described property that was deposited by **Brian Powers** to Starlight Mobilehome Park. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is **\$29,892.04**. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.  
 Date: August 29, 2024 /s/ Airene Williamson Airene Williamson, Esq.  
 Authorized Agent for Starlight Mobile Home Park  
**East County Californian 9/6,13/24-145581**

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TO ALL INTERESTED PERSONS: Petitioner: RAFID BUTURS; RASHA TOBYA on behalf of minors filed a petition with this court for a decree changing names as follows: a) RANS RAFID JIRJEES to RANS RAFID BUTRUS b) MELANIA RAFID JIRJEES to MELANIA RAFID BUTRUS c) MATIAS RAFID JIRJEES to MATIAS RAFID BUTRUS. 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

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without a hearing.  
**NOTICE OF HEARING 10/09/2024**  
**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: 08/26/2024 Maureen F. Hallahan Judge of the Superior Court **East County Californian- 145635 9/6,13,20,27/24**

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**ADMINISTER ESTATE OF: RICHARD EMSLEY RUSTIN CASE No. 24PE002186C**  
 To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: RICHARD EMSLEY RUSTIN. A Petition for Probate has been filed by: TERRY E. RUSTIN in the Superior Court of California, County of San Diego. The Petition for Probate requests that TERRY E. RUSTIN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU007647C**

**NOTICE OF PETITION TO**

# LET THE PROS HANDLE IT!™



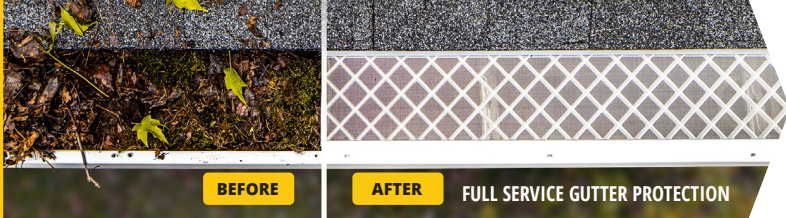
**Say "NO" to Cleaning Out Your Gutters.**

**Protect Your Home With LeafFilter.**

- 1. WE CLEAN CLOGGED GUTTERS** (Image: Technician cleaning a gutter with a bucket)
- 2. WE SEAL + ALIGN GUTTERS** (Image: Technician using a tool to seal a gutter)
- 3. WE INSTALL LEAFFILTER** (Image: Technician installing a white mesh gutter filter)

**20% OFF** + **10% OFF**  
 Your Entire Purchase\* Seniors + Military

++ We offer financing that fits your budget!¹



+ See Representative for full warranty details. \*One coupon per household. No obligation estimate valid for 1 year. ¹Subject to credit approval. Call for details. AR 366920923, AZ ROC 344027, CA 1035795, CT HIC.0671520, FL CBC056678, IA C127230, ID RCE-51604, LA 559544, MA 176447, MD MHIC111225, MI 262300173, 262300318, 262300328, 262300329, 262300330, 262300331, MN IR731804, MT 226192, ND 47304, NE 50145-22, 50145-23, NJ 13VH09953900, NM 408693, NV 86990, NY H-19114, H-52229, OR 218294, PA 179643, 069383, RI GC-41354, TN 10981, UT 10783658-5501, VA 2705169445, WA LEAFFNW822JZ, WV WV056912.

## FULL SERVICE GUTTER PROTECTION – SCHEDULE YOUR FREE INSPECTION NOW! 1-866-314-3039

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many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.

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

**10/15/2024  
10:00 a.m. Dept. 504  
1100 Union Street**

**San Diego, CA 92101**  
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sd-court.ca.gov/ProbateHearings](http://www.sd-court.ca.gov/ProbateHearings).

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

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal

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delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Petitioner: SCOTT C. SOADY, ESQ  
16466 BERNARDO CENTER DRIVE, SUITE 260, SAN DIEGO, CA 92128.  
(858) 618-5510.  
**East County Californian 9/6,13,20/2024-145753**

**NOTICE OF LIEN**

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number

Robert Martin unit 172 Blythe Sajona unit 137 Katelyn Schulz unit 195 Robert Underkoffler unit 212

This sale will be competitive bidding on the 23rd day of September 2024 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the

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right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: Storageauctions.com  
9/6, 9/13/24  
**CNS-3848582#  
ECC/El Cajon Eagle  
9/6,13/24-145756**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**

**24CU008341C**

TO ALL INTERESTED PERSONS: Petitioner: ROBIN AXLIE KUMAR aka ROBIN AXLIE EDWARDS filed a petition with this court for a decree changing names as follows: ROBIN AXLIE KUMAR aka ROBIN AXLIE EDWARDS to SHALOM ROBIN AXLIE KUMAR. 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  
10/15/2024**

**8:30 a.m., Dept. 61  
Superior Court  
330 W Broadway  
San Diego, CA 92101  
NO HEARING WILL OCCUR ON THE**

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**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: 08/29/2024  
Maureen F. Hallahan  
Judge of the Superior Court  
**East County Californian- 145774  
9/6,13,20,27/24**

**NOTICE OF PUBLIC SALE: Self-storage Cube contents of the**

**NOTICE OF PUBLIC HEARING FOR THE GRAVES AVENUE RV & SELF-STORAGE PROJECT**

Notice is hereby given by the **PLANNING & BUILDING DEPARTMENT**, of the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday, September 25, 2024.

**SUBJECT:** The City Council will consider an application for a Conditional Use Permit (CUP-2023-0003) that proposes a recreational vehicle (RV) and self-storage facility on a 4.85-acre (net) vacant property at 8355 Graves Avenue in the General Commercial (GC) Zone. The proposed project will be developed in two phases. Phase one would contain a 178-space RV storage facility, including two canopy-covered RV storage areas, required parking, and landscaping. Phase two would remove 97 RV parking spaces to construct two self-storage buildings (Buildings A & B), totaling 136,600 square feet. Building A would be a 90,600-square-foot three-story building, and Building B would be a 46,000-square-foot two-story building. Access to the project site would be via two driveways from Graves Avenue. Project plans can be downloaded from the City's website using the following link: <https://www.cityof-santee.ca.gov/business/active-projects-map>

**LOCATION:** 8355 Graves Avenue; APN: 387-061-11 and 12

**APPLICANT:** Chris Cook (Cameron Construction Co., L.P.)

**ENVIRONMENTAL STATUS:** Pursuant to the requirements of the California Environmental Quality Act ("CEQA"), a Notice of Exemption has been prepared finding the project Categorically Exempt pursuant to CEQA Guidelines section 15332, "In-Fill Development Projects".

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

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

Publish date: September 13, 2024.  
**East County Californian 9/13/2024-145957**

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following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9180 Jamacha Rd, Spring Valley, CA 91977 to satisfy a lien on 10/2/2024 at approx. 2:00PM at [www.storage-treasures.com](http://www.storage-treasures.com)  
Ricardo Escamilla, Pamela Horton, Sarah Smith, Jesus Borboa, Justin Rogers, Randall Sellers  
Ma'Kyla E. Shropshire, Steven Banks, Anna Ragan, Amanda Depriest, Ashley Carpenter, Wendy Galvan, Shalaya Carbajal, Ryan Walls, Imani R. Stubbs, Vincent Alcaraz, Armando Lorenzo, Eric Smith, Jodie Nunn, Terrysha Lyes, Roberto Marquina, Jonte Theophile, Adrian Taal, Byron Turner, Jovonte Cunningham, Ale-

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**Public auction for sweetwater springs self storage via www.storage-treasures.com on 9/13/2024-145782**

**ATTENTION:**  
If you or someone you know worked at Cass Construction in El Cajon, CA between 1970-1990, please call Betsy at Simmons Hanly Conroy toll-free at (855) 988-2537. You may also email Betsy at [bwilliams@simmonsfirm.com](mailto:bwilliams@simmonsfirm.com).  
**EC Californian  
9/6,13,20,27,10/4,11,1  
8/24-145618**

**NOTICE OF PUBLIC SALE:**

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 7350 Princess View Drive San Diego, Ca 92120 to satisfy a lien on Oct 02,2024 at approx. 2:00 PM at [www.storage-treasures.com](http://www.storage-treasures.com): Talia Clawson, Samantha Cochran, Neon Siratana, Naya Marie Velazco, Raasaan Davis, Rodolfo Vasquez, Melissa Barreto, Ashlyn Hyde, Richelle Page  
**EC Californian  
9/13/2024-145783**

**NOTICE OF PUBLIC SALE:**

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10756 Jamacha Blvd. Spring Valley, California 91978 to satisfy a lien on 10/2/2024 at approx. 2:00 PM at [www.storage-treasures.com](http://www.storage-treasures.com): Michael Cecena, Alberta Perez, Ranjeet Rai, Tamara N Loyd, Judy Webb, Shan Turner, Helena Terrado, Rhonna F Mendoza, Joanna Smith, Gail F. Lator, Jorge Aguila, Trent Jacobs, Jocelyn MacLean, Kaige Quillin.  
**East County Californian 9/13/2024-145802**

**NOTICE OF PUBLIC SALE:**

Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9645 Aero Dr San Diego, CA 92123 to satisfy a lien on October 2, 2024 at approx. 2:00pm at [www.storage-treasures.com](http://www.storage-treasures.com): Darlene Cooper, Medina Baker, Sarah Smith, Fernando Balo, Brandon Lauderdale, Serena Valenzuela, Shanta Sarlin, Azariah Freeman, Audie Lee Odell, Genea Wall, Erika Robinson.  
**EC Californian  
9/13/2024-145803**

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on September 17, 2024 @ 6990 MISION GORGE RD SAN DIEGO CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2006 MAXUM 2200 SR3 BOAT  
HULL: MXPA17NNF506  
CF: 8514RH  
YEAR/MAKE/MODEL: 2006 KARVAN TRAILER  
VIN: 5KTBS23256F188719  
PLATE: 4HE8474, CA  
**East County Californian 9/13/24 -145627**

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Public auction for sweetwater springs self storage via [www.storage-treasures.com](http://www.storage-treasures.com) on 9/16/24.  
A131 - D. Hall  
A139 - C. Vadnais  
B227 - W. Jones  
B322 - W. Jones  
B233 - M. Fields  
C359 - T. Carter  
**EC Californian  
9/13/2024-145872**

**NOTICE OF 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 09-28-2024, 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 #B79 Lerma, Nicholas  
Unit #E513 Aguilar, Neri  
Unit #F707 Van Horn, Lorraine  
Unit #F641 Gamboa, Tom  
Unit #G1002 Garrison, Deborah  
Unit #G1014 Renslow, Jennifer  
Unit #E285 Campbell, Stephnia  
Unit #F630 Vanzant-Sorensen, Dawn  
9/13, 9/20/24  
**CNS-3849940#  
SANTEE STAR  
ECC/Santee Star  
9/13,20/24-145879**

**NOTICE OF WAREHOUSE LIEN SALE**

I am an attorney at law retained to collect these debts. Any information obtained will be used for that purpose. **NOTICE IS HEREBY GIVEN** that the mobilehome described below will be sold as is at public sale on October 04, 2024 at the hour of 10:00 a.m., at Space 37B, Evergreen Mobile Home Park (Park) located at 440 Van Houten Avenue, El Cajon, California in order to satisfy the lien claimed by the owner of the above mentioned mobilehome park for storage and other related charges incurred by James Leroy Heaton and Camille Marie Ott. The Park's claims are itemized below. The Park may participate in the public sale.  
Rent & Storage \$20,491.46  
Electricity - \$2,031.64  
Security Patrol \$

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248.88  
Water - \$ 370.81  
Sewer - \$ 504.71  
Trash - \$ 822.50  
HCD/Wts & Measure \$ 38.00  
Landscape - \$ 50.00  
Late Fees - \$ 350.00  
Current Claim \$ 24,908.00  
Per Diem storage fees will be charged at the rate of \$50.00 until the unit is redeemed or sold at public sale whichever occurs first. The sale will be free and clear of all claims, liens and encumbrances of record except for possible liens of unpaid mobilehome registration fees and unpaid taxes, if any. The Park has enforced a judgment for possession of the premises. Presently there is no right to keep this unit on Space 37B. The Park requires the removal of the mobilehome within 48 hours after the sale. Prospective purchasers must tender a cashier's check for the full amount of the purchase immediately at the conclusion of the sale. Except for the warranty that this sale is authorized by law, absolutely no warranties of sale are made. The Park reserves the right to postpone and reschedule the sale without further notice. The general public will have access to the Mobilehome Park premises for purposes related to this sale. Mobilehome dealers and/or commercial rehab & resale buyers must show proof of current licensure and sign a storage agreement. This sale does not include any contents of the unit and the successful bidder is responsible for the lawful disposition of all remaining contents of the unit. The Mobilehome is described as: One (1) 1960 UNITE; BODY TYPE: CCH; California DMV License No.: CL8162; VIN: RDCUN50A2782; VEHICLE TYPE: 42. The Park's claim is itemized above and must be paid by the registered owner or other party in interest within 10 days of this notice in order to redeem the mobilehome, remove it from Space 37B and stop the sale. The Registered Owner's payment of the sums demanded by this Notice will not reinstate the tenancy (and sub-tenancy, if any) under a rental agreement in default.  
**NOTICE TO CONSUMER:** The law gives you the thirty (30) days after you receive this Notice to dispute the validity of the debt or any part of it. If you do not dispute it within that period, I will assume the debt is valid. If you do dispute it - by notifying me in writing to that effect - I will, as required by law, obtain and mail to you proof of the debt.  
The law does not require me to wait until the end of the 30 day

**NOTICE OF VEHICLE LIEN SALE**

The following Vehicle will be lien sold at 9:00 a.m. on September 26, 2024.

**Call # Year Make Model Color VIN License # State Engine No.#**

3234144 2012 Audi A5 WAULFAFR1CA004822 9AKL365 CA

**Vehicles Location: 123 35th St, San Diego, CA 92102**

3229016 2017 Volkswagen Passat Grey 1VWDT7A30HC067506

9CPA383 CA

**Vehicles Location: 1205 South Coast Hwy 101, Encinitas, CA 92024**

3236475 2011 Dodge Durango Grey 1D4RD4GG4BC729239 8JGF542

CA

**Vehicles Location: 1357 Pioneer Way, El Cajon, CA 92020**

3232452 2017 Hyundai Sonata Silver 5NPE34AF1HH545808 9DFW982

CA

**Vehicles Location: 15289 Olde Hwy 80, El Cajon, CA 92021**

3222580 2020 Nissan Altima Grey 1N4BL4CVXLC196245 KUX8828 NY

3235268 2021 Toyota Tundra Grey 5TFHY5F11MX019890 53919F3 CA

3236381 2017 Toyota Corolla Black 2T1BURHE1HC776009 9DUT126

CA

3236597 2014 Toyota Rav4 White JTMZFREV0ED034986 8ZEB403 CA

3236919 2013 Jeep Wrangler Grey 1C4GJWAG6DL604926 8CTK884 CA

**Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111**

3237140 2020 Ford Mustang Grey 1FA6P8CF4L5124810 8RBF313 CA

3238395 2008 Dodge Ram 1500 Red 1D7HA16N88J195849 92753P2

CA

**Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911**

3234785 2016 International 4300 White 1HTMMML2GH219820

PLT8465 OH

3239011 2002 Great Dane Trailer Blue 1GRAA062X2B003107 A077216

AL

**Vehicles Location: 3333 National Ave, San Diego, CA 92113**

3225684 2016 Lexus ES 300h Black JTHBW1GG0G2100905 48538L3

CA

**Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121**

3223031 2021 Chevrolet Spark Silver KL8CD6SA8MC747062 9ERJ436

CA

3224214 2014 Kia Sorento Grey 5XYKT4A66EG491332 8FHZ913 CA

**Vehicles Location: 3801 Hicock St, San Diego CA 92110  
EC Californian 9/13/2024-145913**

## Legal Notices-CAL

## NOTICE OF SALE

The following is/are to be lien sold by Western Towing on September 17, 2024 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am  
 YEAR/MAKE/MODEL: 1990 PURSUIT BOAT  
 HULL: SSUE30791990  
 CF: 1525UH  
 YEAR/MAKE/MODEL: 2013 VENTURE TRAILER  
 VIN: 47GAU2629DB000034  
 PLATE: 4NH6477, CA  
**East County Californian 9/13/24 -145608**

CITY OF EL CAJON  
NOTICE INVITING BIDSPUBLIC PROJECT: ADA Concrete Improvements 2025  
Engineering Job No. 253845PWPC  
Bid No. 018-25

**BIDS MUST BE RECEIVED BEFORE: 2:00 p.m. on October 8, 2024**

**PLACE OF RECEIPT OF BIDS: Electronic Submission via PlanetBids**

NOTICE IS HEREBY GIVEN that the City of El Cajon, California will receive electronic bids via PlanetBids before the time and date set forth above, for the above project. All bids shall be made on the forms furnished by the City and shall be submitted electronically.

Reference is made to the specifications and detailed drawings for said work, on file in the Office of the City Purchasing Agent, in accordance with which said work shall be done. A copy of said specifications and the bid forms may be downloaded from the City's PlanetBids website (<https://www.planetbids.com/portal/portal.cfm?CompanyID=14593>). For assistance with downloading these documents, please contact the Purchasing Division at [purchasing@elcajon.gov](mailto:purchasing@elcajon.gov).

Bidders must register as a vendor on PlanetBids (<https://www.planetbids.com/portal/portal.cfm?CompanyID=14593>) in order to download specifications, plans, prospective bidders list, bid documentation, and to receive addenda and notifications when issued.

A pre-bid conference will not be held.

The plans and specifications show general information only. It shall be the bidder's responsibility to examine the project site(s) in order to determine the exact existing conditions, and the character and extent of the work to be performed. The bidder's omission, or failure to visit the project site(s) and acquaint itself with existing conditions shall in no way relieve the successful bidder from obligations with respect to the Contract. Submission of a bid shall be prima facie evidence of the bidder's compliance with this requirement.

The general prevailing wage rate of per diem wages, as determined by the Director of Industrial Relations, are available from the DIR website at [www.dir.ca.gov/OPRL/Pwd](http://www.dir.ca.gov/OPRL/Pwd). Any successful bidder who intends to use a craft of classifications not shown on the general prevailing wage determinations may be required to pay the wage rate of the craft or classification most closely related to it as shown in the general determinations effective at the time of the call for bids.

A Performance Bond and Labor and Material Bond, each in an amount equal to 100% of the contract price, shall be executed by the successful bidder within ten days after the Notice of Award of Contract has been mailed. Securities or bank or savings and loan certificates of deposit may be substituted for any moneys withheld to ensure performance of the contract, pursuant to Section 22300 of the California Public Contract Code.

Bidders shall upload electronic proof of Bid Security with the electronic bid submission and an original hardcopy bid security must be received by the City before the time the bids are due in one of the following forms: a check made payable to the City of El Cajon and certified by a responsible bank, in an amount which shall not be less than 10% of the amount of the bid, or by a surety bond for said amount and so payable, executed by a surety company authorized to do business in the State of California, and satisfactory to said City.

Bids shall be submitted electronically through the City's PlanetBids website at <https://www.planetbids.com/portal/portal.cfm?CompanyID=14593>. The results of the bidding and the calculations of the bids will be reported to the City Council at a meeting subsequent to the date above set for the opening of bids.

The City Council reserves the right to reject any and all bids if it considers it necessary to do so for the public good, and it may reject the bid of any bidder who has been delinquent or unfaithful in any former contract with the City.

NOTE: No bid will be accepted from a Contractor who has not been licensed in accordance with the provisions of Division 3, Chapter 9, Section 7000 et. seq., of the Business and Professions Code.

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

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

/s/ Mara Romano  
 Purchasing Agent  
 September 6, 2024

**East County Californian 9/6,13/2024-14551**

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period before proceeding to collect this debt. If, however, you request proof of the debt within the thirty (30) day period that begins with your receipt of this Notice, the law requires me to suspend my efforts (through litigation or otherwise) to collect the debt until I mail the requested information to you.  
 DATED: 09/05/2024 /s/

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Michael W. Mihelich, Attorney for Evergreen Mobile Home Park (951) 313-0388  
 9/13, 9/20/24  
**CNS-3850340#**  
**ECC/EI Cajon Eagle 9/13,20/24-145893**

## NOTICE OF LIEN

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number:  
 Juan Molina unit 058  
 Maurice D. Bradfield unit 073  
 Rachel Bulatao unit 062

This sale will be competitive bidding on the 23rd day of September 2024 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 2305 Lemon Grove Ave Lemon Grove Ca, 91945 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party.

Auctioneer: Storageauctions.com  
 9/6, 9/13/24  
**CNS-3848621#**  
**LEMON GROVE REVIEW**  
**ECC/Lemon Grove Review 9/6,13/24-145758**

On 9/26/2024 at 3885 MAIN ST., CHULA VISTA, CA a Lien Sale will be held on a  
 2001 FORD VIN: 1FADP45X51F135899  
 STATE: CA LIC: 8MSZ206  
 1971 VOLK VIN: 1112602402  
 STATE: CALIC: 3NPC019  
 1993 GMC VIN: 1GDE6H1PXPJ511214  
 STATE: CA LIC: 8X92218  
 2005 KAWK VIN: JK-BZXJC155A013413  
 STATE: CA LIC: 17V5853  
 at 10:00 AM

**East County Californian 9/13/2024-145923**

**Notice of Public Sale**  
 Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on September 24, 2024 at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: [www.storage-treasures.com](http://www.storage-treasures.com). Stored by the following persons, Charles Withem and Steve Serano. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevat-

## Legal Notices-CAL

or Rd. Spring Valley, CA 91978 619-660-0111.

**East County Californian 9/13/24-145979**

## Legal Notices-CAL

NOTICE OF TRUSTEE'S SALE TS NO. CA-22-927184-CL Order No.: FIN-22007397 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/26/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured 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): Joshua S. Bolin, a married man as his sole and separate property Recorded: 8/29/2019 as Instrument No. 2019-0371518, and reformed to correct the legal description pursuant to Default Judgment By Court After Entry of Default filed on 03/29/2024 and recorded on 05/08/2024 as Instrument No. 2024-0114924 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 9/20/2024 at 9:00:00 AM 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: \$426,881.50 The purported property address is: 7414 ENGINEERS RD, JULIAN, CA 92036-9646 Assessor's Parcel No.: 293-201-23-00 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in

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error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. The land referred to in this Policy is situated in the Unincorporated Area of Julian, County of San Diego, State of CA, and is described as follows: That portion of the Northeast Quarter of the Southwest Quarter of Section 30, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30; thence along the Westerly line of said Northeast Quarter of the Southwest Quarter, South 00° 14' 01" West, 634.55 feet to the center line of County Road Survey No. 531 (known as Engineer's Road) as shown on Record of Survey Map No. 7282, filed in the Office of the County Recorder of San Diego County, July 2, 1970, being a point on the arc of a 264.36 foot radius curve in said center line, concave Southeast; a radial line of said curve bears North 24° 43' 47" West to said point; thence along said center line Northeastly along the arc of said curve through a central angle of 18° 03' 37" a distance of 83.33 feet to the beginning of a reserve 556.82 foot radius curve, being the most Westerly corner of land described in Deed to Edward Rakowski, et ux, recorded June 30, 1969 as File No. 117075, and being also the true point of beginning; thence continuing along said center line as follows: Northeastly along the arc of said reverse curve through a central angle of 13° 40' 40" a distance of 132.92 feet to the beginning of a compound 273.42 foot radius curve; Northeastly along the arc of said curve through a central angle of 27° 44' 20" a distance of 132.37 feet; and tangent to said curve North 41° 54' 50" East, 12.00 feet; thence leaving the portion of the center line above described, South 40° 39' 60" East, 100.00 feet; thence South 21° 24' 30" West, 119.72 feet; thence South 66° 15' 00" West, 220.00 feet to the Southwesterly line of land described in Quitclaim Deed to Charles R. Schnug, et ux, Records February 4, 1971 as File No. 21910 of Official Records; thence along said Southwesterly line North 21° 58' 10" West, 175.00 feet to the true point of beginning. Together with the Mobile Home situated thereon which is affixed to the

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forementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it. 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-22-927184-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 California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed

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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-22-927184-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 have 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 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 ex-

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ercise 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-22-927184-CL IDSPub #0224003 8/30/2024 9/6/2024 9/13/2024

**ECC/La Mesa Forum 8/30,9/6,13/2024-145394**

T.S. No.: 24-10476

Notice of Trustee's Sale

Loan No.: \*\*\*\*\*5306 APN: 288-631-38-00, 829-273-39-02 & 819-273-39-11 You Are In Default Under A Deed Of Trust Dated 5/2/2022. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. 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 savings and loan association, 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 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. Trustor: Gregory Scott Hailey And Kristyn Leigh Hailey, Husband And Wife As Community Property, With Right Of Survivorship Duly Appointed Trustee: Prestige Default Services, LLC Recorded 5/3/2022 as Instrument No. 2022-0191210 in book --, page -- of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 9/30/2024 at 10:00 AM Place of Sale: At the

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entrance to the East County Regional Center by statute, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$636,291.35 Street Address or other common designation of real property: 15865 Fecanin Way Ramona, California 92065 A.P.N.: 288-631-38-00, 829-273-39-02 & 819-273-39-11 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. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 539-4173 or visit this Internet Website <https://www.servicelinkauction.com>, using the file number

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assigned to this case 24-10476. 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 (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com>, using the file number assigned to this case 24-10476 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: 7/24/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (866) 539-4173 Patricia Sanchez, Trustee Sale Officer **East County California 9/6,13,20/2024-145454**

T.S. No. 24-68673 APN: 489-130-58-14 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2007. 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 PROPERTY OR THE DEED OF TRUST, 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

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state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: STEVEN I ROSENBLUM, AN UNMARRIED MAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/2/2007, as Instrument No. 2007-0518247, of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 9/30/2024 at 10:30 AM Place of Sale: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 Estimated amount of unpaid balance and other charges: \$166,591.23 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 390 NORTH FIRST STREET UNIT 14EL CAJON, CALIFORNIA 92021 Described as follows: As more fully described on said Deed of Trust .A.P.N #: 489-130-58-14 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

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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 (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-68673. 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 (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-68673 to

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find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 8/27/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 40991 Pub Dates 09/06, 09/13, 09/20/2024 **East County California 9/06,13,20/24-145602**

TS No. 240822460 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 514-211-05-00 Property Address: 1730 Vista Del Valle Blvd El Cajon, CA 92019 Whereas, on 8/18/2003, a certain Deed of Trust was executed by Aaron E. Wakefield and R. Beverly Wakefield, Trustees of the Wakefield Family Trust Dated August 8, 1991 as trustor in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, which is organized and existing under the laws of Delaware as beneficiary, and Alliance Title Co. as trustee, and was recorded on 8/25/2003, as Instrument No. 2003-1030361, in the Office of the County Recorder of San Diego County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now

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owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 5/29/2014, recorded on 6/13/2014, as instrument number 2014-0245875, in the Office of the County Recorder, San Diego County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 11/4/2017, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 12/3/2018 as instrument number 2018-0497586, notice is hereby given that on 10/16/2024 at 10:30 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Parcel 1: Lots 14 And 15 Of Vista Del Valle, In The County Of San Diego, State Of California, According To Map Thereof No. 2124, Filed In The Office Of The County Recorder Of San Diego County, August 3, 1928. Excepting Therefrom That Portion Described As Follows: Beginning At The Most Northerly Corner Of Said Lot 14; Thence Along The Northwesterly Line Of Said Lots 14 And 15, South 47° 31' West To A Point That Is 56.18 Feet Southwesterly From The Most Northerly Corner Of Said Lot 15; Thence South 42° 48' East 43.75 Feet To A Point Hereinafter Referred To As Point "A" Thence North 65° 16' East 40.64 Feet; Thence North 57° 16' East 80.11 Feet; Thence South 38° 43' East 35.32 Feet To A Point In The Southeasterly Line Of Said Lot 14, Said Point Being On The Arc Of A Curve Concave Southeasterly, The Center Of Which Bears South 49° 56' 30" East 202.32 Feet; Thence Along The Southeasterly Line Of Said Lot The Following Courses And Distances: Northeast 13° 30' A Distance Of 39.64 Feet; Thence Tangent To Said Curve North 51° 17' East

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158.34 Feet To The Beginning Of A Tangent Curve Concave Northwesterly Having A Radius Of 175.00 Feet; Northeastly Along The Arc Of Said Curve Through A Central Angle Of 70° 31' A Distance Of 215.38 Feet; Tangent To Said Curve North 19° 14' West 9.40 Feet To The Point Of Beginning. Also Excepting From Said Lot 15, That Portion Described As Follows: Beginning At The Most Westerly Corner Of Said Lot; Thence Along The Northwesterly Line Thereof North 47° 32' 18" East 62.97 Feet; Thence South 29° 51' 11" East 74.90 Feet To A Line Which Is Parallel With And Distant 40.00 Feet Northeastly (Measured At Right Angles) From The Southwesterly Line Of Said Lot; Thence Along Said Parallel Line South 47° 30' 42" East 178.65 Feet To The Northwesterly Line Of Vista Del Valle Boulevard, 50.00 Feet Wide; Thence Southwesterly Along Said Northwesterly Line To The Most Southerly Corner Of Said Lot; Thence Along The Southwesterly Line North 47° 30' 42" West 258.50 Feet To The Point Of Beginning. Parcel 2: An Easement And Right Of Way 15.00 Feet In Width For Road Purposes. The Southeasterly Line Of Said Easement Being Described As Follows: Beginning At Said Point "A" Of Parcel 1 Above Described; Thence North 65° 16' East 40.64 Feet; Thence North 57° 16' East 40.11 Feet; The Southwesterly End Of Said Easement To Terminate On A Line That Runs Through Said Point "A" That Bears South 42° 48' 00" East And The Northeastly End Of Said Easement To Terminate On A Line That Runs Through The Northeasterly Terminus Thereof That Bears South 38° 43' East. Commonly known as: 1730 Vista Del Valle Blvd, El Cajon Area, CA 92019 The sale will be held at by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA. The Secretary of Housing and Urban Development will bid an estimate of \$449,417.78. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$44,941.77 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not

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be accompanied by a deposit. If the successful bid is oral, a deposit of \$44,941.77 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$449,417.78, as of 10/15/2024, plus all other amounts that

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would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 8/22/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 8/23/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)

**ECC/La Mesa Forum 9/6,13,20/2024-145614**

APN: 386-270-02-00 FKA 386-270-02 TS No: CA07000448-24-1 TO No: 3085100 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 November 14, 2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF

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THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 28, 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 November 24, 2014 as Instrument No. 2014-0512477, of official records in the Office of the Recorder of San Diego County, California, executed by ANTHONY FRANK SMITH, SURVIVING TRUSTEE OF THE FRANK D. SMITH AND SYLVIA G. SMITH DECLARATION OF TRUST DATED FEBRUARY 10, 1999, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MAVERICK FUNDING CORP. 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: EXHIBIT "A" PARCEL 1: THE NORTHERLY 69.19 FEET OF THE SOUTHERLY 375.18 FEET MEASURED ALONG THE WESTERLY LINE OF THAT PORTION OF THE NORTH 5.00 ACRES OF LOT 2, BLOCK "D", FANITA RANCH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, LYING WESTERLY OF THE EASTERLY 368.24 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 2. PARCEL 2: A RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE WESTERLY 61.85 FEET OF THE EASTERLY 409.47 FEET MEASURED ALONG THE NORTHERLY LINE OF THE NORTH 5.00 ACRES OF SAID LOT 2, BLOCK "D", FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, LYING NORTHERLY OF SOUTHERLY 305.99 FEET MEASURED ALONG THE WESTERLY LINE OF SAID LOT 2. EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE

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BOUNDARIES OF THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE. THE ABOVE DESCRIBED RIGHT OF WAY IS FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE AND SHALL INSURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF. 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: 8552 BRODIE LANE, SANTEE, CA 92071. 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 \$464,911.78 (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

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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 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, CA07000448-24-1. 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 Cali-

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fornia 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 CA07000448-24-1 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: August 26, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000448-24-1 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 104926, Pub Dates: 09/06/2024, 09/13/2024, 09/20/2024, EAST COUNTY CALIFORNIA

**East County California 9/6,13,20/2024-145628**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 0000009300807 Title Order No. : DEF-257524 FHA/VA/PMI No. : 77KR14784 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/06/2006. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/24/2006 as Instru-

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ment No. 2006-0285562 of official records in the office of the County Recorder of SAN DIEGO COUNTY, STATE OF CALIFORNIA. EXECUTED BY: MICHAEL S PETERS, AND LORETTA A PETERS, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 10/02/2024 TIME OF SALE: 10:00 AM PLACE OF SALE: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 737 E MADISON AVE., EL CAJON, CALIFORNIA 92020-3817 APN#: 483-373-11-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$710,247.35. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If

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you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 0000009300807. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) using the file number assigned to this case 0000009300807 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

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must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Conours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 08/27/2024 A-4823582 0 9 / 0 6 / 2 0 2 4 , 0 9 / 1 3 / 2 0 2 4 , 0 9 / 2 0 / 2 0 2 4 **ECC/EI Cajon Eagle 9/6,13,20/2024-145632**

**NOTICE OF PUBLIC SALE NOTICE IS**

HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by LAMPLIGHTER LOS COCHES MANUFACTURED HOME COMMUNITY (Warehouseman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to LAMPLIGHTER LOS COCHES MANUFACTURED HOME COMMUNITY (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/Mobilehome: 1972 GOLDEN WEST VILLA WEST Decal Number: AAH8776 Serial Number(s): S22405U S22405X The current location of the subject Property is: 13450 Highway 8 Business, Space 12, Lakeside, CA 92040. The sale will be held as follows: Date: September 24, 2024 Time: 11:00 a.m. Place: 13450 Highway 8 Business, Space 12 Lakeside, CA 92040 The public auction will be made to satisfy the lien for storage of the Property that was deposited by MARIA F PILIARIS, MICHAEL PILIARIS, KATRINA PILIARIS and 21st

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MORTGAGE CORPORATION with LAMPLIGHTER LOS COCHES MANUFACTURED HOME COMMUNITY. Upon purchase of the mobilehome, the purchaser must remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$60.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including storage charges, estimated costs, expenses, and advances as of the date of the public sale is \$29,300.23. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. DATED: August 27, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Lamplighter Los Cochés Manufactured Home Community (TS# 2721-005 SDI-31318) **East County Californian 9/6,13/2024-145634**

T.S. No. 23003965-1 CA APN: 505-740-200 NOTICE OF TRUSTEE'S SALE: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/25/2007. 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 PROCEEDINGS 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 asso-

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ciation, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: LAWRENCE DICKENS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 02/02/2007, as Instrument No. 2007-0074448 of Official Records of San Diego County, California; Date of Sale: 09/30/2024 at 10:30 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$277,345.33 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 10433 LAKE BREEZE DRIVE-SPRING VALLEY, CA 91977 Described as follows: Parcel 1: Lot(s) 20 of Tract No. 4828-9, in the County of San Diego, State of California, according to the map thereof No. 14999, filed in the office of the County Recorder of San Diego County on April 18, 2005 as File No. 2005-0318124. Parcel 2: A non-exclusive easement for access, ingress and egress, on, over, under, along a portion of Lot 27 of Tract 4828-8 in the County of San Diego, State of California, according to the map thereof No. 14998, filed in the office of the County Recorder of San Diego County, on April 18, 2005 as File No. 2005-0318097, as shown on Exhibit "A-1" attached hereto and incorporated herein. Parcel 3: Any non-exclusive easements in favor of grantee as shown

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and described in the declaration described below .A.P.N #: 505-740-20-00 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 Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23003965-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT:

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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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23003965-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 08/28/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41006 Pub Dates 09/06, 09/13, 09/20/2024 **ECC/Spring Valley Bulletin 9/06,13,20/24-145674**

APN: 464-661-39-00 TS No: CA08000447-23-1 TO NO: 230158217-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 December 14, 2006. UNLESS YOU TAKE ACTION TO PRO-

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TECT 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 October 16, 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 December 19, 2006 as Instrument No. 2006-0899858, of official records in the Office of the Recorder of San Diego County, California, executed by YOLANDA MCADAMS, A MARRIED WOMAN, AS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of FIRST CAPITAL MORTGAGE 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 purported to be: 5440 BALTIMORE DRIVE # 96, LA MESA, CA 91942 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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, 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 \$130,894.25 (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 federal credit union or a check drawn by a

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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 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

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the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000447-23-1. 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, using the file number assigned to this case CA08000447-23-1 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: August 28, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000447-23-1 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 FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 104979, Pub Dates: 09/06/2024, 09/13/2024, 09/20/2024, EAST COUNTY CALIFORNIAN **East County Californian 9/6,13,20/2024-145704**