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or. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner: M. ANNE CIRINA, 8100 LA MESA BLVD., STE 200, LA MESA, CA 91942. (619) 440-4444.

East County Californian 10/18,25,11/1/2024-146867

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and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

11/1/24
**CNS-3861424#
ECC/EI Cajon Eagle
11/01/24-146892**

NOTICE OF ENFORCEMENT OF WAREHOUSE LIEN

The Mobilehome located at 13217 Aurora Dr., Sp. #77, El Cajon, CA 92021 ("Premises") which is within Los Coches Mobilehome Estates ("Community") and more particularly described as a Trade-name: DELTA; Serial Number: 284X & 284XU; Decal No.: LBC3939, is subject to a Warehouse Lien pursuant to Civil Code Section 798.56a.

On December 29, 2023, Community served a 3 Day Notice to Pay Rent or Quit, a 3 Day Notice to Perform Covenants or Quit and a 60 Day Notice to Terminate Possession of Premises on the residents of the Mobilehome, Lance Simpson and Vanessa Simpson due to the failure to timely pay the space rent and utilities. On June 10, 2024, a judgment for possession of the Premises was entered. A sheriff lock-out occurred on August 8, 2024. All residents and occupants have vacated the

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Premises, but the Mobilehome remains on the space and unpaid storage rent is accruing. The total amount of the minimum bid through October 1, 2024 is \$36,212.29. Said amount increases on a daily basis at the rate of \$32.81 per day plus actual utilities consumed, and fees and costs as expended. THE MOBILEHOME WILL BE SOLD BY AUCTION UNDER THE FOLLOWING TERMS: November 15, 2024 at 11:00 a.m. at 13217 Aurora Dr., Sp. #77, El Cajon, CA 92021.

The Mobilehome is required to be removed from the Premises, it cannot be sold in place. Sale of the Mobilehome will go to the highest bidder. Mobilehome to be sold "as is, with any and all faults" and includes all contents contained therein. The Mobilehome shall be sold as a pull-out. Any further restrictions and/or conditions shall be provided at the time of the auction prior to the sale of the Mobilehome. If you intend to bid at the sale, please contact Community Management Kimberly Owens at (619) 443-5911 or Los Coches Mobilehome Estates' attorney, Tamara M. Cross at (619) 296-0567 for the minimum bid at least two days prior to sale date.

To be permitted to bid at the sale, you must be in possession of cash or a cashier's check equal to at least the minimum opening bid and any additional bids that bidder intends to make. There will be no additional time given to obtain funds during or after the sale. It is the responsibility of bidder to

NOTICE AND SUMMARY OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING SANTEE MUNICIPAL CODE TITLE 1, "GENERAL PROVISIONS"

Notice is hereby given that on October 23, 2024, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") gave Second Reading to and adopted Ordinance 617, which amends the Santee Municipal Code in the following ways:

- Revise Title 1 "General Provisions" to authorize the City Manager to promulgate rules or regulations applicable to privately sponsored community events that do not obtain a City temporary use or other permit or license but have the potential to impact city functions, to deploy City resources as needed to protect public health, safety and welfare, and to authorize enforcement of all rules or regulations so promulgated.

Ordinance No. 617 was Introduced at a Regular Meeting of the Santee City Council held on October 9, 2024, and adopted at a Regular Meeting of the Santee City Council on October 23, 2024, by the following vote:

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

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

James Jeffries, City Clerk, 619-258-4100 ext. 114
East County Californian 11/1/2024-147456

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obtain all relevant information relating to this sale prior to the lien sale date.

10/25, 11/1/24
**CNS-3863895#
ECC/EI Cajon Eagle
10/25,11/1/24-147060**

NOTICE OF LIEN SALE OF PERSONAL PROPERTY; Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 575 Fletcher Pkwy Ste 150, El Cajon CA 92020. Date and Time of Sale: November 19, 2024, at 11:30 am.

Maritza Montes Fredrick Miller Michelle Pruett D'Andre Hayes Maritza Montes Charles Page Tamara Cezar The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

11/1/24
**CNS-3862271#
ECC/EI Cajon Eagle
11/1/24-146954**

STORAGE TREASURES AUCTION

ONE FACILITY – MULTIPLE UNITS
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling

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personal property described below belonging to those individuals listed below at the location indicated. 1539 E Main St, El Cajon, CA 92021 on 11/19/2024 @ 11:00am
Tranisha Lewis Jack Trudeau Trina Conner
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

11/1/24
**CNS-3863898#
ECC/EI Cajon Eagle
11/1/24-147061**

ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

10115 Mission Gorge Rd. Santee, Ca 92071
11/19/2024 12:00 PM
Phillip Scales
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

11/1/24
**CNS-3864199#
SANTEE STAR
ECC/Santee Star
11/1/24-147071**

NOTICE OF PUBLIC SALE

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction. On **November 15, 2024** personal property including but not limited to business equipment, electronics, furniture, tools and/or other miscellaneous items located at: A-AMERICAN SELF STORAGE @ 3:00 P. M., at 1151 Greenfield Drive El Cajon, CA, 92021 Via Storageauctions.com STORED BY THE FOLLOWING PERSONS:

Paul Vinson
Rita Bauer
Hattie Hall
Marina Penzel-Sanchez (2)
Patricia Sheer
Elvia Gonzalez
Clifford Johnson
Larry Stevens
Jim Thomas Welding
Victor Arguello
Mike Connolly
Rose Flores
John Gunn
Jerry Hill
Caroline Lethbridge

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Maria Maes
Christina Mc Nealy
Richard Perez
Justin Purseley
Rosario Quintero Jr
Kris Reeves
Larry Ryles
James Salmond
Kevin Schultz
Shanae Sowell
All sales are subject to prior cancellation. Terms, rules and regulation available at sale. By A-American Storage Management Co. Inc. (310)914-4022,
**EC Californian
11/1/2024-147111**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

2851 Meadow Lark Drive, San Diego, CA 92123
IN THE MATTER OF: SIMON BOLIVAR FREDERICK
DATE OF BIRTH: 02/09/2021, A MINOR RESPONDENT: MERCEDES FREDERICK
CITATION FOR FREEDOM FROM PARENTAL CUSTODY AND CONTROL
Case Number: 24AD000572C
To: MERCEDES FREDERICK

You are ordered to appear in the Superior Court of the State of California, County of San Diego, in Department JC-02 at the court location indicated above on JANUARY 10, 2025, at 1:30 PM to show cause, why SIMON BOLIVAR FREDERICK should not be declared free from parental custody and control for the purpose of placement for adoption as requested in the petition.

This hearing will be conducted by video or telephone through the 2851 Meadow Lark Drive, San Diego, CA 92123. See attached instructions and call the court to have the video link emailed to you.

At the hearing, the judge will read the petition and, if requested, will explain the effect of the granting of the petition, any term or allegation contained therein and the nature of the proceeding, its procedures and possible consequences and may continue the matter for not more than 30 days for the appointment of counsel, or to give counsel time to prepare.

The court may appoint counsel to represent the minor whether or not the minor is able to afford counsel. If any parent appears and is unable to afford counsel, the court shall appoint counsel to represent each parent who appears unless such representation is knowingly and intelligently waived. Someone over the age of 18 – not the petitioner – must serve the other party with all the forms and complete a proof of service form, such as Proof of Service of Citation (SDSC Form #JUV-300), telling when and how the other party was served and file that

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with the court.
If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your pleading, if any, may be filed on time.
Date: 10/07/2024
Tilisha T. Martin Judge of the Superior Court
East County Californian 11/1,8,15,22/24-147142

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 11-16-2024, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:
Unit #E277 Smith, Darnella
Unit #F747 Bradbury, Katlyn
Unit #G1169 Kent, David
11/1, 11/8/24
**CNS-3864917#
SANTEE STAR
ECC/Santee Star
11/1,8/24-147149**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24CU018329C
TO ALL INTERESTED PERSONS: Petitioner: FIONA SHAMOUN filed a petition with this court for a decree changing names as follows: a) FIONA SHAMOUN to FIONA ZILLO SHAMOUN b) PIERCE BRADY SHAMOUN to PIERCE LAITH ZILLO SHAMOUN c) TYSON BRUCE SHAMOUN to TYSON BRUCE ZILLO SHAMOUN. 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
12/11/2024
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 informa-**

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tion 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.)

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: 10/21/2024
Maureen F. Hallahan
Judge of the Superior Court
**East County Californian- 147245
11/1,8,15,22/24**

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is given that undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **November 14TH, 2024, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.

Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surfboards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:

LINDA ROELLE 10X20
NESTOR V. JULIO 10X17
JULIAN SUTGREY 10X20
RAYMOND MABEE 10X10

Purchases must be paid for at time of sale in CASH ONLY. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.
Dated the 24th day of October 2024.

Auction by StorageTreasures.com
Phone (480) 397-6503
SuperStorage (619) 443-2552
**EC Californian
11/1,8/24-147254**

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LIEN SALE
Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 11-09-2024, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E166 Oconnell, Michelle Unit #F749 White, John Unit #G1135 Runnels, Robbie 10/25, 11/1/24 CNS-3863527# SANTEE STAR ECC/Santee 10/25, 11/1/24-147031

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 24CU018953C
TO ALL INTERESTED PERSONS: Petitioner: ABNER EUSEVIO FUENTES-FUENTES filed a petition with this court for a decree changing names as follows: ABNER EUSEVIO FUENTES to ABNER EUSEBIO FUENTES. 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

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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 12/16/2024 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.) 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

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DATE: 10/24/2024 Maureen F. Hallahan Judge of the Superior Court East County Californian- 147307 11/1,8,15,22/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARJORIE MAE VAN DUSSELDORP CASE No. 24PE002740C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: MARGE or MARJORIE VAN DUSSELDORP. A Petition for Probate has been filed by: LORI VAN DUSSELDORP in the Superior Court of California, County of San Diego The Petition for Probate requests that LORI VAN DUSSELDORP be appointed as personal representative to administer the estate of the decedent.

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The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority. A hearing on the petition

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tion will be held in this court as follows: 11/20/2024 1:30 p.m. Dept.1603 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.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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entative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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Petitioner: LORI VAN DUSSELDORP, 4773 HOME AVE, SAN DIEGO, CA 92105. 619-262-2828 East County Californian 11/1,8,15/2024-147337

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No.: 15951-LAB/PM

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: Robert J. Montijo 18333 Old Caramel Ranch Rd, Ramona, CA 92065 Doing Business as: Indian Iron Farms (Type - Organic Mushroom Farm) All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: (if none, so state): None The location in California of the Chief Executive Officer of the Seller(s) is: (if none, so

File No. 5043.3 APN: 506-110-16-05 TS #: 5043 14802976ANA-WO

0251345, and any amendments, of Official Records in the Office of the Recorder of San Diego County, California, and pursuant to that certain Notice of Default and Election to Sell recorded on January 8, 2024, as File/Page No. 2024-0004319, and any amendments, of Official Records of said County, will sell at public auction, under the power of sale conferred by Civil Code Section 5700, to the highest bidder for cash in lawful money of the United States of America or cashiers check made payable to the Trustee, at the offices of Delphi Law Group, LLP, 5868 Owens Ave., Suite 200, Carlsbad, CA 92008, in the City of Carlsbad, County of San Diego, State of California, Property situated in said County and State which is legally described in Exhibit A.

penses of the Trustee. 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 initial publication of the Notice of Trustee's Sale is \$20,746.66.

WO. 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.

CITY OF EL CAJON NOTICE OF PUBLIC HEARING AND NOTICE OF 30-DAY PUBLIC REVIEW AND COMMENT PERIOD

FIRST AMENDMENT TO FY 2024-2025 ANNUAL ACTION PLAN & AMENDMENT TO THE CITY'S CITIZEN PARTICIPATION PLAN

NOTICE IS HEREBY GIVEN THAT THE EL CAJON CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, DECEMBER 10, 2024 AT 3:00 P.M. IN THE EL CAJON COUNCIL CHAMBERS AT 200 CIVIC CENTER WAY, EL CAJON, CA 92020.

The public hearing is to invite participation from El Cajon citizens in the First Amendment to the FY 2024-2025 Annual Action Plan and an amendment to the City's Citizen Participation Plan. The City Council will accept and consider public testimony regarding the re-allocation of up to \$160,000 in CDBG funds from completed capital improvement projects and unallocated funds to the Wells Park Roof Replacement Project located at 1153 E Madison Ave, El Cajon, CA 92021 and an update to the City's Citizen Participation Plan.

NOTICE OF PUBLIC HEARING

The El Cajon City Council will hold a Public Hearing on Tuesday, November 12, 2024, at 3:00 p.m. in the Council Chambers at 200 Civic Center Way, El Cajon, CA, to consider the following:

Public Hearing for Underground Utility District #29 -South Johnson Avenue from W. Main Street to El Cajon Blvd.

Chapter 16.52 of the El Cajon Municipal Code establishes a procedure for the creation of underground utility districts and requires as the initial step in such procedure the holding of a public hearing to ascertain whether the public health, safety, or welfare requires the removal of poles, overhead wires, associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication, or similar associated service in any such district.

PLEASE BE ADVISED, DELPHI LAW GROUP, LLP IS ACTING IN THE ROLE OF A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

The street address or other common designation of Property to be sold is: 2976 Anawood Way, Spring Valley, CA 91978, the record owner of which is Sashni-Cole Matthews ("Owner"). The Assessor's Parcel Number of the Property is: 506-110-16-05.

NOTE: THE PROPERTY IS BEING SOLD SUBJECT TO A RIGHT OF REDEMPTION CREATED BY CIVIL CODE SECTION 5715.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-387-2537 or visit this internet website www.DelphiLLP.com/foreclosureinformation, using the file number assigned to this case: 5043 14802976ANA-WO 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.

The public review and comment period is provided in accordance with the City's adopted Citizen Participation Plan. The draft First Amendment to the FY 2024-2025 Annual Action Plan and the amended Citizen Participation Plan (CPP) is available for public review and comment beginning Friday, November 1, 2024, for a minimum 30-day period ending on Monday, December 2, 2024. The draft amendment and amended CPP is available for review at the Project Assistance Center public counter located at 200 Civic Center Way, First Floor, El Cajon, California between the hours of 8:00 am and 5:00 pm, Monday through Thursday, and from 8:00 am to 5:00 pm on alternating Fridays (except for legal holidays), on the City's webpage at www.elcajon.gov/housing or a copy can be requested by calling 619-441-1710.

Public input is welcomed and encouraged in the development of the amendment, proposed use of these funds and the update to the CPP. Citizens may participate in written form prior to the public hearing or orally during the hearing. Written comments can be submitted via electronic mail to housing@elcajon.gov or mailed to the City of El Cajon, Community Development Department - Housing Division, 200 Civic Center Way, El Cajon, California 92020. Comments relative to the amendments must be received by December 2, 2024 by 5:00 pm to be considered in the document.

This proposed district would underground the existing overhead electrical utilities on South Johnson Avenue from West Main Street to El Cajon Blvd. (Approximately 1,920 feet). This project is estimated to cost about \$3.6M. Currently, the City has approximately \$3,708,874 in San Diego Gas & Electric (SDG&E) Rule 20A funds that will be utilized for this purpose.

SDG&E administers undergrounding funds (Rule 20A) for the underground conversion projects of residential and business properties along major arterial streets. SDG&E assumes responsibility for these underground service conversion projects, including appropriate trench, conduit, secondary cable, and meter changes, including joint trench/conduit for communications facilities.

RE: Creditor Association: Ranchwood Park Property Owners Association Recorded Owner: Sashni-Cole Matthews Property Address: 2 9 7 6 Anawood Way, Spring Valley, CA 91978 Mailing Address: 5 9 7 6 Tala Point Ct Apt 1, Bremerton, WA 98312-2094

Name and Address of Creditor Association at whose request the sale is being conducted:

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-387-2537 or visit this internet website: www.DelphiLLP.com/foreclosureinformation, using the file number assigned to this case: 5043 14802976ANA-

Date: 10/22/2024 Ranchwood Park Property Owners Association By: Stephen M. Kirkland, for Delphi Law Group, LLP, as Trustee, Attorney, and Authorized Agent for Ranchwood Park Property Owners Association

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). As required by the ADA, requests for reasonable accommodations to facilitate meeting participation, such as large print, translation or assistive listening devices (ADL's) for individuals with disabilities, will be provided. If you are someone that requires any form of assistance in order to participate at Public Hearings, please contact the City Clerk's Office at (619) 441-1763 at least two (2) working days prior to the meeting. East County Californian 11/1/2024-147391

Public input is welcomed and encouraged in the development of the amendment, proposed use of these funds and the update to the CPP. Citizens may participate in written form prior to the public hearing or orally during the hearing. Written comments can be submitted via electronic mail to housing@elcajon.gov or mailed to the City of El Cajon, Community Development Department - Housing Division, 200 Civic Center Way, El Cajon, California 92020. Comments relative to the amendments must be received by December 2, 2024 by 5:00 pm to be considered in the document.

This proposed program is available for review in the City Clerk's Office at City Hall, 200 Civic Center Way, El Cajon. Please contact Mario Sanchez, City Engineer at (619) 441 1653 for questions.

The public is invited to attend and participate in this public hearing. Please call the City Clerk's Office at (619) 441-1763 if you have any questions regarding this notice of hearing. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or before the public hearing.

NOTICE OF TRUSTEE'S SALE

Ranchwood Park Property Owners Association c/o Delphi Law Group, LLP 5868 Owens Ave., Suite 200 Carlsbad, CA 92008 (844) 433-5744 (844) 387-2537 (Sales Information)

EXHIBIT A LEGAL DESCRIPTION Lot 6 Us 5 Per Doc86-276896&Und Int In Tr 011490 APN: 506-110-16-05 ECC/Spring Valley Bulletin 147232

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

The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities requiring reasonable accommodation to participate in the City Council meetings should contact the City Clerk's Office at (619) 441-1763.

Angela L. Cortez, CMC CITY CLERK Publish: 11/01/24 & 11/08/24 East County Californian 11/1,8/2024-143592

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

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state): Same as above. The name(s) and address of the Buyer(s) is/are: Stephen Chan and Carol Anne L. Drastal, 18333 Old Carousel Ranch Rd, Ramona, CA 92065. The assets to be sold are described in general as: The on-going business concern and all business assets, including, but not limited to: all furniture, fixtures, equipment, machinery, stock in trade, inventory, goodwill and business name and are located at: 18333 Old Carousel Ranch Rd, Ramona, CA 92065. The bulk sale is intended to be consummated at the office of: The Escrow Spec-

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trum, Inc., 15615 Alton Parkway, Suite 450 Irvine, CA 92618 and the anticipated sale date is November 20, 2024. The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES (X) /NO. [If the sale subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: The Escrow Spectrum, Inc., 15615 Alton Parkway, Suite 450 Irvine, CA 92618 and the last date for filing claims shall be November 19, 2024 which is the business day before the sale

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 7, 2024 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2015 CHEVROLET SILVERADO VIN: 1GCNCPEH7FZ385341 PLATE: 04080X3, CA
East County Californian 11/1/24 -147127

**NOTICE OF PUBLIC HEARING FOR:
AN ORDINANCE OF THE CITY OF SANTEE,
CALIFORNIA AMENDING AND RESTATING
TITLE 13 ("ZONING") AND TITLE 11
("BUILDINGS AND CONSTRUCTION") OF THE
SANTEE MUNICIPAL CODE
(CASE FILE: ZOA-2024-0003)**

Notice is hereby given by the CITY OF SANTEE that a PUBLIC HEARING on this Ordinance will be held before the SANTEE CITY COUNCIL at 6:30 p.m. on Wednesday, November 13, 2024, or as soon thereafter as it may be heard. The public is invited to attend in person. The meeting will also be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

SUBJECT: The proposed ordinance would amend Chapter 13.10 "Residential Districts", 13.12 "Commercial / Office Districts", and 13.14 "Industrial Districts" of the Santee Municipal Code (SMC). The major highlights of the proposed Ordinance include updating SMC Section 13.10.045 to comply with Assembly Bill 2553 and Senate Bill 1211 governing ADUs and JADUs and to allow accessory structures in the front yard and updating SMC Sections 13.12 and 13.14 to require a conditional use permit for car wash facilities. The ordinance would also amend Title 11 "Buildings and Construction" to revise the building permit exemptions for accessory structures. The proposed Ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) per California Public Resources Code section 21080.17.

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

If you have questions about the Ordinance, want to submit comments, or wish to discuss the ordinances with staff of the Planning and Building Department prior to the hearing, you may contact the Christina Rios 10601 Magnolia Avenue, Santee, California, 92071-1222 (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.), phone (619) 258-4100, extension 157 or crios@cityofsanteeca.gov. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

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 during the public hearing, or in written correspondence delivered to the City of Santee during, 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.

Publish Date: Friday, November 1, 2024

East County Californian 11/1/2024-147386

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date specified above. BUYER: Dated: 10-21-24 /S/ Stephen Chan /S/ Carol Anne L. Drastal 11/1/24 CNS-3866724# E C C / E I Cajon Eagle 11/1/24-147385

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY Notice is given that pursuant to sections 21701-21715 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 515 of the Penal Code, "SuperStorage San Diego" (formerly known as "Home Handy Storage"), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after **November 5th, 2024, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.

MORY KONO TAKJU 10X12
Arelly Higuera 5x6
LAKISHA WHITE 5x10
Kanitha White 5x6
LEOBARDO GARCIA 10X20
Kathleen E. Gist 8x10
NORMA JEAN JONES 5X6
MALCOLM L WRIGHT 10X20
RAUL O CAMPO 10X10

Purchases must be paid for at time of sale in **CASH ONLY**. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.

Auction by StorageTreasures.com License 63747122 Bond# Phone (855)722-8853 SuperStorage (619) 262-2828
EC Californian 10/25,11/1/24-147068

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 November 12, 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. Stored by the following persons, Joe Chamberlain. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.

East County Californian 11/1/24-147387

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APN: 583-481-23-00 FKA 583-481-23 TS No: CA07000445-24-1 TO No: 3084178 NOTICE OF TRUSTEE'S SALE (The above statement is made pur-

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suant 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 February 6, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 4, 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 February 10, 2006 as Instrument No. 2006-0101598, of official records in the Office of the Recorder of San Diego County, California, executed by LAWRENCE G. PAULINE AND BEATRICE G. PAULINE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. 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, 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: 8838 GREENRIDGE AVENUE, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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

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and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$317,051.06 (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 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 re-

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quires 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 visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000445-24-1. 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 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, CA07000445-24-1 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: October 4, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000445-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 949.252.8300 By: Loan Quema, Authorized

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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 106897, Pub Dates: 10/18/2024, 10/25/2024, 11/01/2024, EAST COUNTY CALIFORNIAN
East County Californian 10/18,25,11/1/2024-146736

T.S. No. 117300-CA APN: 387-131-21-28 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/5/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/15/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 10/8/2021 as Instrument No. 2021-0706344 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: ANGELIC MARIE GARCIA, AN UNMARRIED WOMAN, AND GLORIA J ZAMORANO, AN UNMARRIED WOMAN, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 1423 GRAVES AVENUE #256, EL CAJON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and

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other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$305,801.83 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made

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available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 117300-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 117300-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (800) 280-2832 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County California** **10/18,25,11/1/2024-146769**

NOTICE OF TRUSTEE'S SALE T.S. No.: 2024-2167 Loan No.: WHARTON/CONLEY YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/03/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC

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SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings 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:** LAWRENCE REVERDY WHARTON, II Duly Appointed Trustee: ZTS Foreclosure Services, LLC Recorded 05/09/2019 as Instrument No. 2019-0173168 in book , page of Official Records in the office of the Recorder of SAN DIEGO County, California, **Date of Sale:** 11/08/2024 at 10:00 AM Place of Sale: AT THE ENTRANCE TO ZENITH TRUSTEE SERVICES, 217 CIVIC CENTER DRIVE #2, VISTA, CA 92084. Amount of unpaid balance and other charges: \$111,830.53 Street Address or other common designation of real property: 526 EDWARD STREET EL CAJON, CA 92020 A.P.N.: 481-391-11-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be

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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 760-758-7622 or visit this Internet Website WWW.ZENITHTRUSTEE.COM, using the file number assigned to this case 2024-2167. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid

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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, 760-758-7622 or visit this internet website WWW.ZENITHTRUSTEE.COM, using the file number assigned to this case 2024-2167 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. **ALL BIDDERS MUST HAVE CERTIFIED FUNDS PAYABLE TO ZTS FORECLOSURE SERVICES, LLC, IN ORDER TO BID AT THE SALE. Date:** 10/09/2024 ZTS Foreclosure Services, LLC A CA Limited Liability Company 217 Civic Center Drive # 2 Vista, California 92084 Sale Line: 760-758-7622 DANA A. FAZIO, TRUSTEE OFFICER NPP0466373 To: EL CAJON EAGLE 10 / 18 / 20 24 , 10 / 25 / 20 24 , 11 / 01 / 20 24 **ECC/El Cajon Eagle** **10/18,25,11/1/2024-146882**

T.S. No. 125268-CA APN: 579-407-07-00 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/17/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/18/2024 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/17/2023 as Instrument No. 2023-0224851 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: DARNELL LAMONT BELL II, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-

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AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 1015 LA MESA AVE, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, expressed or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$862,986.35 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off

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may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125268-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125268-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

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than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Spring Valley Bulletin** **10/18,25,11/1/2024-146896**

NOTICE OF TRUSTEE'S SALE T.S. No.: CA-23-965127-CL Order No.: FIN-23005533 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Raymond Tiffany and Julia A Tiffany, husband and wife, as community property Recorded: 3/22/2018 as Instrument No. 2018-0112152 of Official Records in the office of the Recorder of SAN DIEGO County, California; **Date of Sale:** 11/15/2024 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

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unpaid balance and other charges: \$680,834.82 The purported property address is: 5676 DEHESA ROAD, EL CAJON, CA 92019 Assessor's Parcel No.: 513-073-27-00 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can

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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 1-800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of in-

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tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of

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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

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Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For

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NON SALE information only Sale Line: 1-800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-965127-CL IDSPub #0224841 10/25/2024 11/1/2024 11/8/2024

ECC/EI Cajon Eagle 10/25, 11/1, 8/2024-146911

AMENDED 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 BRENTWOOD MHP (Warehousman) 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 BRENTWOOD MHP (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: 1965 VILLAGER Decal Number: ABH3184 Serial Number(s): S1436 The current location of the subject Property is: Brentwood MHP, 1100 Industrial Blvd., Space J-30, Chula Vista, CA 91911. The sale will be held as follows: Date: November 18, 2024 Time: 10:30 a.m. Place: Entrance to the East County Regional Center By the Statue 250 E. Main St. El Cajon, CA 92020 The public auction will be made to satisfy the lien for storage of the Property that was deposited by MAYELA ROSALES, ESTATE OF AURELIA BEIZA and JULIAN ROSALES with BRENTWOOD MHP. 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 \$40.00 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

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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 estimated costs, expenses, and advances as of the date of the public sale is \$29,875.43. 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: October 16, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Brentwood MHP (TS# 2720-004 SDI-31845) **East County Californian 11/1, 8/2024-147017**

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as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 10424 LEN WAY, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$28,915.21 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 11/1, 8, 15/2024-147257**

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than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 11/1, 8, 15/2024-147257**

T.S. No.: 2023-01827-CA

A.P.N.:383-214-05-00 Property Address: 9332 OAKBOURNE ROAD, SANTEE, CA 92071

NOTICE OF TRUSTEE'S SALE

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

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

注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BÀN TRÌNH BÀY TỌM LƯỚC VÈ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Gaileta J Schultz and Richard J Schultz, wife and husband as joint tenants
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 09/08/2006 as Instrument No. 2006-0639542 in book ---, page--- and further modified by that certain Modification Agreement recorded on 02/23/2010, as Instrument No. 2010-0089830 of Official Records in the office of the Recorder of San Diego County, California,
Date of Sale: 12/04/2024 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, reasonably estimated costs and other

charges: \$ 322,745.89

NOTICE OF TRUSTEE'S SALE

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 9332 OAKBOURNE ROAD, SANTEE, CA 92071
A.P.N.: 383-214-05-00

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 322,745.89.

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the suc-

cessful bidder shall have no further recourse.

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

NOTICE OF TRUSTEE'S SALE

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-01827-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately

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

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2023-01827-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 in-tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: October 17, 2024
Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

ECC/Santee Star 11/1, 8, 15/2024-147123