

# CLASSIFIEDS

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### FICTITIOUS BUSINESS NAME STATEMENT

# \$41

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Make it a BIG EVENT for just \$5



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with a  
border

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**441-1440**

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MAY APPLY

# SELL IT QUICK CLASSIFIED FORM

**One item, two weeks, three lines published absolutely FREE in The East County Californian & Alpine Sun!**

Items for sale must be \$100 or less.

Please use ink. Ads are limited to one item, three lines and will run for two weeks. Ads will run only as space permits.

One ad per household per week. No commercial or automotive ads.

Start with name of item. One letter per box. Leave space between words and after punctuation.


Please submit your form in person, by fax or mail. NO phone calls accepted for "Sell It Quick" ads.

**DEADLINE: 4 P.M. TUESDAY**

Mail or deliver in person to: Sell It Quick • 119 N. Magnolia, El Cajon, CA 92020 • Fax to: (619) 426-6346

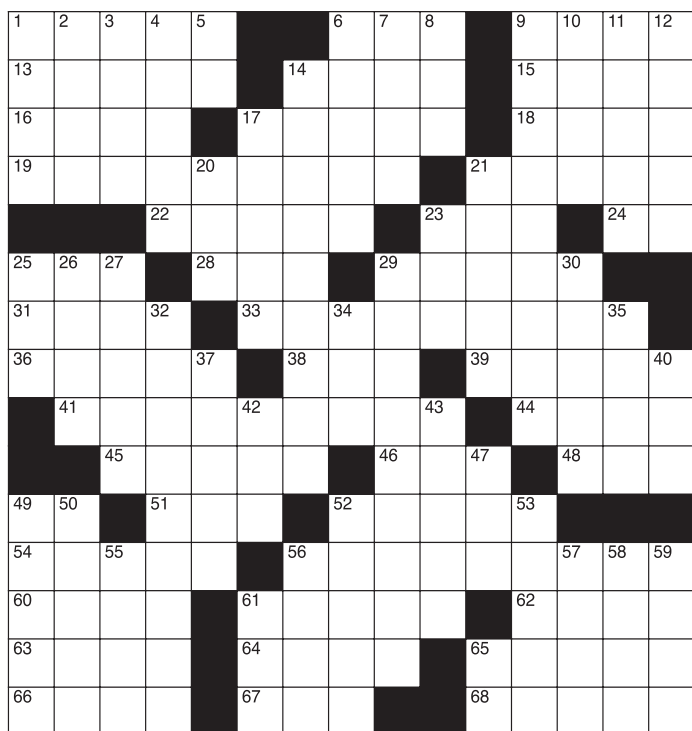
CLUES ACROSS

- 1. Thou \_\_\_ do it
- 6. Sino-Soviet block (abbr.)
- 9. Brainstem part
- 13. Town in New York state
- 14. Little (Spanish)
- 15. Continent
- 16. Retch
- 17. Short-billed rails
- 18. Small period of time (abbr.)
- 19. Confused
- 21. A team needs one
- 22. Woman in ancient times
- 23. Republican Party
- 24. Spanish be
- 25. "The Godfather" character Johnny
- 28. Not around
- 29. City in Zambia
- 31. A type of beginning
- 33. Numb
- 36. Gurus
- 38. Small, gray-headed crow
- 39. Vehicle type
- 41. Disorders
- 44. One point east of southeast

- 45. Indian soldier
- 46. Tree type
- 48. Midway between south and southeast
- 49. It cools your home
- 51. Corn comes on it
- 52. Ship's deck
- 54. A way to bake
- 56. Improvised
- 60. Butterfly genus
- 61. Baseball fields have them
- 62. Designated space
- 63. Discharge
- 64. Two of something
- 65. Once more
- 66. Part of your face
- 67. Tax collector
- 68. Cassia tree

CLUES DOWN

- 1. One-time Aaron Rodgers target
- 2. Wings
- 3. Overly studious person
- 4. They protect your valuables
- 5. The Volunteer State
- 6. Non-hydraulic cement
- 7. Horse mackerel
- 8. Jackson and Diddle are two
- 9. Splendid displays
- 10. Mountain in NE Greece
- 11. A daughter or your brother or sister
- 12. German surname
- 14. Having more than one husband at a time



- 17. Romanian city
- 20. Energy
- 21. Makes less hot
- 23. Gas diffusion electrode
- 25. Former CIA
- 26. Set an example for others
- 27. Support of a particular person
- 29. One from the Big Apple
- 30. Mountain range
- 32. Violate the sanctity of something
- 34. Supervises flying
- 35. Talks
- 37. Persian male given name
- 40. Born of
- 42. Forcibly take one's possessions
- 43. Discounts
- 47. Knockouts
- 49. Posh Colorado destination
- 50. Form of therapy
- 52. British rock band
- 53. Type of virus (abbr.)
- 55. The U. of Miami mascot is one
- 56. Volcanic crater
- 57. Middle Eastern nation
- 58. Sinn \_\_, Irish organization
- 59. Ethiopian lake
- 61. Bits per inch (abbr.)
- 65. Equally

ESOTERIC ASTROLOGY AS NEWS FOR WEEK DECEMBER 11 – 17, 2024

ADVENT, CANDLES, PREPARATIONS, MERCURY DIRECT, FULL MOON SAGITTARIUS FESTIVAL

Soon it's Winter Solstice (Sun in Capricorn, Dec. 21st), then Christmas and Hanukkah (25th) (both occurring the same day!). Then the new year begins (January 1, 2025). 'Til those days arrive, we have Advent (light kindled in the darkness), days in December dedicated to preparing for the new light of the new year (Winter Solstice).

In terms of light, every Sunday, many households around the world light candles set in the circle of an Advent (evergreens) wreath.

There are four candles on the Advent Wreath. Each candle represents a kingdom - mineral, plant, animal and human. All earth's kingdoms await the new solstice light. This week the plant kingdom candle is lit.

Advent is Latin for "adventus" which means "something will soon arrive!" referring to Winter Solstice, when the Sun enters Capricorn and its light turns northward. The dark half of the year ends and we enter once again (each year) into the light half of the year.

In these weeks we also prepare for two most important festivals of light, - Christmas (birth of the holy child, symbols for the Light of the World) and Hanukkah (miracle of light). This year both religious festivals (different developmental stages of thought) occur on December 25. Both are about preparation, (re)dedication and the kindling of light (hope, promise) in the world within the darkness (of matter).

The Astrology this week: Sunday, December 15, Mercury stations direct at 7 degrees Sagittarius. However Mercury remains in its retrograde shadow through the first week of January 2025.

Just after midnight Sunday morning the last full moon of 2024 appears shining brightly, a lantern in the night sky. December's full moon informs us it's time for the Sagittarius solar festival (24

degrees Sag). The archer's gleaming silver sword and his white steed leading humanity to the foothills of Capricorn (Initiation, Gate of Return).

Everyone is invited to join the New Group of World Servers for the Sagittarius festival meditation by contemplating on the Soul's meditative seed thought for Sagittarius, "I see the goal, I reach that goal, and then I see another." Let us ponder upon this seed thought each morning as we awaken and review our daily goals. During the day we visualize and then accomplish our goals. At night we see that the day was good. The next morning we see new goals appearing. This is the life and the ways of disciples that form the body of the New Group of World Servers. Join us, everyone.

ARIES: You're out and about, in and out, here and there in the world of people, events, food, travel, adventures, mountain peaks, plains, cultures, and civilization - all calling you to participate. Perhaps you'll consider all these after a bit of retreat and solitude and inner contemplation. Are there thoughts of writing, publishing, travel? Think deeply on your goals. Create more. Ponder upon this statement, "I see the goal, I reach that goal and then I see another."

TAURUS: I ask that you also think on the statement at the end of Aries. And then observe the many and varied dreams, hopes and wishes that filter through your mind. Is there a goal of entrepreneurship? There's not enough time, day or night, to accomplish all the inside and outside work, preparations and plans laid before you. There's also the issue of money, which may be uncomfortable, yet most important to consider. You have many resources, gifts and abilities. All needed for the new era.

GEMINI: What are your holiday plans?

Will you prepare with your significant other(s) or with one in particular? Perhaps with friends? I suggest you plan with the one closest to you. The full moon's path over hill and dale shines a silver glow on your relationships, especially one in particular. A new intimacy is being called for. Is it with love, sex, marriage, money, one or all bundled together? Or is it a spiritual connection? You and another need to travel somewhere together. To a stupa or a mountain retreat or to the Christmas markets in Europe.

CANCER: Your health and well-being at this time are most important. Focusing on this, and not much else, is best because you have the capacity to heal more quickly now. Appropriate and healthful foods also must be a focus. You're considering preparing foods to give as gifts? Later on, perhaps. Simultaneously, endless tasks and responsibilities keep appearing. Decline most of them. You need rest, good natural light, pure foods and waters, things green and a few good books to read. Perhaps The Light in the Lantern - by Georg Dreissig.

LEO: You need a bit more adventure, fun, play, recognition and being tended to. You also need to gather your creative self and further it with new ideas and thoughts of beauty. You need to accept invitations, go to parties and festivities, be with friends, attend plays, art shows, galleries, dances, and visit other people's homes. You need both a Christmas tree and a Hanukkah bush with lights and candles everywhere. You need to be loved, cared for, recognized and then loved more. Who can do this best?

VRIGO: You're the light bearer to your family this year. Maybe you are every year, actually. You're the one who must make connections with them, one on

one, one to the other, creating festivities of comfort and care and joy. You must begin to plan a large gathering so those who have no family can feel at home (where you are). You must merge realities that are disconnected and separate, unifying what is opposed, and synthesize all the parts and pieces. You love being given these tasks. These will be your holy accomplishments.

LIBRA: Being out and about in gardens, small gatherings and neighborhoods, dropping in on neighbors, driving all around town to view holiday lights, having dinner with friends, hanging lights, unboxing holiday decorations, finding more to trim the tree (Hanukkah bush, home) with, seeing relatives, phoning, sending emails, holiday cards (written by hand), having dinners - you love and cherish these festivities, looking forward to the beauty of the season all year. We wish we could join you. Maybe some year we will all be together. After forgiveness.

SCORPIO: For the next several weeks it seems a certain golden light is shining and shimmering around you. You will feel fortunate, capable, resourceful, wealthy, blessed and emotionally supported. In terms of holiday gifts, don't run out and buy everything you fancy or everything that sparkles brightly, unless it's for a loved one. Then be lavish. However, most appreciated would be your heart offered to another - a loved one, a certain family member or friend. We always think of you as internal, hidden, guarded and watchful. Give a little more for a while. Joy is the reason.

SAGITTARIUS: All parts of you are moving, active, energetic, hopeful (we hope). You also become a bit more impulsive, quick to anger, impatient, wanting things your own way (for a time). We see you as being more

assertive, daring like an ancient warrior. Your energy as a warrior makes you very attractive. However, be careful with everything - communicating, driving, walking running, using tools and implements. Careful with your energy. Beware of things red, hot and sharp (all of which, to some, you are). You're laughing. That's good. Caution.

CAPRICORN: You simply continue with needed tasks, not realizing you may be fatigued, possibly depleted of major nutrients and in need of quiet, calm and rest. Whenever possible, take this holiday time to draw back, do less. You can still plan agendas and consider creative goals. However, don't act upon them immediately, instead make health, rest, and well-being your central focus. Allow these thoughts to direct you for at least a month or two. Blend chia seeds in raw or oat milk, for probiotics and strength. Add a bit of chocolate, a banana and a date or two. Blend.

AQUARIUS: Everything personal and professional, at home and in the world has a green light. You have energy and enthusiasm, hopes, dreams and wishes along with opportunities and invitations. Amidst the many possibilities, always bring a gift, an offering of gratitude. Pay all bills promptly, don't worry about money. You're beginning to thrive differently. Something unexpected and different will occur this month, that touches your heart. Crying is as essential as rain storms. After the rain the sun shines in! Are you from the future?

PISCES: in all the present and upcoming retrogrades, you ponder upon becoming more public, your leadership qualities emerging more and more. This is based on the needs of humanity. A forum or group invites you to share your gifts of communication, intelligence and knowledge. You prepare over time. However, you are aware that at any time in the life of Pisces, things dissolve away. So you are hopeful, patient, accepting, yet also wary, cautious, circumspect, careful and coiled like a snake in preparation, which is good enough (for now). You light a cone of cedar and sandalwood.



# I asked what kind of family Amina wanted. She said, ‘A family like yours.’ That’s when I knew I had to adopt her.

Denise, adopted 17-year-old Amina



**LEARN ABOUT ADOPTING A TEEN  
YOU CAN'T IMAGINE THE REWARD**

**ADOPTUSKIDS.ORG**

<p><b>Legal Notices-CAL</b></p> <p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME</b> CASE NO. 24CU023822C</p> <p>TO ALL INTERESTED PERSONS: Petitioner: VICENTE DIAZ UNPINGCO filed a petition with this court for a decree changing names as follows: VICENTE DIAZ UNPINGCO to VINCENT DIAZ UNPINGCO. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to</p>	<p><b>Legal Notices-CAL</b></p> <p>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. <b>NOTICE OF HEARING</b></p>	<p><b>Legal Notices-CAL</b></p> <p><b>1/13/2025</b> <b>8:30 a.m., Dept. C-61 Superior Court</b> <b>330 W Broadway San Diego, CA 92101</b></p> <p>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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>.) A copy of this Order to Show Cause shall be</p>	<p><b>Legal Notices-CAL</b></p> <p>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: 11/20/2024 Maureen F. Hallahan Judge of the Superior Court <b>East County Californian- 148031</b> <b>11/29,12/6,13,20/24</b></p>	<p><b>Legal Notices-CAL</b></p> <p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME</b> CASE NO. 24CU024646C</p> <p>TO ALL INTERESTED PERSONS: Petitioner: AMANDA CATHERINE BAILEY filed a petition with this court for a decree changing names as follows: AMANDA CATHERINE BAILEY to LIA ETINGER BAILEY. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show</p>	<p><b>Legal Notices-CAL</b></p> <p>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. <b>NOTICE OF HEARING</b></p>	<p><b>Legal Notices-CAL</b></p> <p><b>1/16/2025</b> <b>8:30 a.m., Dept. 61 Superior Court</b> <b>330 W Broadway San Diego, CA 92101</b></p> <p>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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>.) A copy of this Order to Show Cause shall be</p>	<p><b>Legal Notices-CAL</b></p> <p>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: 11/25/2024 Maureen F. Hallahan Judge of the Superior Court <b>East County Californian- 148210</b> <b>11/29,12/6,13,20/24</b></p>
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Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU024145C

TO ALL INTERESTED PERSONS: Petitioner: HASSAN IBRAHIM BRESAM filed a petition with this court for a decree changing names as follows: HASSAN IBRAHIM BRESAM to FIRAS KAMIL TURKI. 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.

NOTICE OF HEARING 1/14/2025

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 DATE: 11/21/2024

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: 11/20/2024

Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU023960C

TO ALL INTERESTED PERSONS: Petitioner: DANIEL ANTHONY ESPINOZA filed a petition with this court for a decree changing names as follows: DANIEL ANTHONY ESPINOZA to DANIEL ANTHONY MADRID. 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.

NOTICE OF HEARING 1/14/2025

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 DATE: 11/20/2024

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: 11/20/2024

Order to Show Cause for Change of Name Case No. 24CU023960C. DANIEL ANTHONY ESPINOZA to DANIEL ANTHONY MADRID. HEARING: 1/14/2025, 8:30 a.m., Dept. 61 Superior Court, 330 W Broadway, San Diego, CA 92101.

Legal Notices-CAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SUSAN RENE MCGOLDRICK CASE No. 24PE003147C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: SUSAN RENE MCGOLDRICK aka S U S A N R . MCGOLDRICK aka S U S A N MCGOLDRICK. A Petition for Probate has been filed by: M I C H E L L E WAYNETTE SANDINO in the Superior Court of California, County of San Diego

The Petition for Probate requests that M I C H E L L E WAYNETTE SANDINO be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval.

NOTICE OF HEARING 01/14/2025

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.

Legal Notices-CAL

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 12-28-2024, 11:00am. Auction to be held online at www.bid13.com

Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E285 Campbell, Stephnia Unit #E194 Bahamin, Shaheen Unit #A6 Mancilla, Oscar Unit #E477 Franklin, Orlando Unit #F707 Van Horn, Lorraine Unit #G1002 Garrison, Deborah Unit #G1003 Bates, Richard 12/13, 12/20/24 CNS-3876329# SANTEE STAR ECC/Santee Star 12/13,20/24-148369

NOTICE TO CREDITORS OF BULK SALE (Secs. 6104, 6105 U.C.C.) Escrow No. 161614P-CG NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: LAKESIDE COLLISION AUTO CENTER INC, A CALIFORNIA CORPORATION 12239 WOODSIDE AVENUE LAKESIDE, CA 92040

Legal Notices-CAL

LAKESIDE COLLISION AUTO CENTER INC, A CALIFORNIA CORPORATION 12239 WOODSIDE AVENUE LAKESIDE, CA 92040 Doing business as: LAKESIDE COLLISION AUTO CENTER

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE The name(s) and business address of the buyer(s) is/are: LAKESIDE COLLISION AND BODY REPAIR, A CALIFORNIA CORPORATION 12239 WOODSIDE AVENUE LAKESIDE, CA 92040

The assets being sold are generally described as: MACHINERY, FURNITURE, FIXTURES, AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSE AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, COPYRIGHTS AND PATENTS, GOODWILL, SIGNS AND ADVERTISING MATERIAL, TELEPHONE AND FAX NUMBERS, WEB SITES, URL NAMES, EMAIL ADDRESS, SOCIAL MEDIA AND INTERNET ACCOUNTS, DISTRIBUTION RIGHTS, EMPLOYEE LISTS AND INFORMATION, COMPUTER SOFTWARE, CUSTOMER DEPOSITS AND INVENTORY

and are located at: "LAKESIDE COLLISION AUTO CENTER" 12239 WOODSIDE AVENUE LAKESIDE, CA 92040 The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 01/02/2025. This bulk sale IS subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code.

Legal Notices-CAL

By: s/ SABAH GEORGE, PRESIDENT/SECRETARY 12/13/24 CNS-3876691# LAKESIDE LEADER ECC/Lakeside Leader 12/13/24-148418

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 37-2024-00005894-CL-PO-CTL NOTICE TO DEFENDANT: (Aviso al Demandado): 12905 MAPLEVIEW (CA) LP; FPI MANAGEMENT, INC; BRICE GONZALEZ; STEVEN GONZALEZ; DAISY RILEY-JUDD; and DOES 1-20, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) REG'ZANAY DAVIS, an individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org).

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AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov).

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org).

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abogado del demandante, o del demandante que no tiene abogado(es): TIMOTHY A. SCOTT, NICOLAS O. JIMENEZ, McKENZIE SCOTT PC, 1350 COLUMBIA ST. STE 600, SAN DIEGO, CA 92101. (619) 794-0451 Date: 02/08/2024 Clerk, by (Secretario): C. Preston Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served EC Californian-148425 12/13,20,27/24,1/3/25

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

Luigi Grossi unit 150 Annabel Gomez unit 122B Lydia Harris unit 132 This sale will be competitive bidding on the 23rd day of December 2024 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: Storageauctions.com 12/6, 12/13/24 CNS-3875124# ECC/EI Cajon Eagle 12/6,13/24-148264

Land described in part as: The Southeast Quarter of the Northeast Quarter and Northeast Quarter of the Southeast Quarter of Section 11, Township 13 South, Range 4 East, San Bernardino Meridian, in the County of San Diego, State of California, according to Official Plat thereof, commonly referred to as APNs 292-100-05 and 292-100-07, Right Fender Ranch, located on or near Rodriguez Spur Truck Trail, Julian, CA The right of the public or any person to make any use whatsoever of that certain portion of the above-described land or any portion thereof (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication), as designated, maintained and used exclusively by Owner for the ingress and egress to and from Owner's Land and evidenced by signs posted in accordance with Civ.Code,

**Legal Notices-CAL**

§1008, is by permission, and subject to control, of Owner and shall be in accordance with the terms and conditions as set forth in the Notice of Consent to Use Land Civ. Code, §813  
The right to pass on the above-described land or any portion thereof is by permission and subject to control of Owner Civ. Code, §1008

**Legal Notices-CAL**

**East County Californian 12/13,20/2024-148433**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU026640C**

TO ALL INTERESTED PERSONS: Petitioner: AMANDA JEAN WEGENAST filed a petition with this court for a decree changing names as follows: AMANDA JEAN WE-

**CITY OF EL CAJON NOTICE INVITING BIDS**

**PUBLIC PROJECT: Overlay 2023 Bid No. 019-25 Engineering Job No. 233786PWCP**

**BIDS MUST BE RECEIVED BEFORE: 2:00 p.m. on January 21, 2025**

**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 quotes shall be made on the forms furnished by the City.

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.

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  
December 13, 2024  
**East County Californian 12/13/2024-148419**

**Legal Notices-CAL**

GENAST to AMANDA JEAN ST. SMITH. 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

**Legal Notices-CAL**

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 1/29/2025 8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL**

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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 hear-

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ing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 12/06/2024  
Maureen F. Hallahan

Following is a summary of a proposed Ordinance introduced at the El Cajon City Council meeting of December 10, 2024. Full text is available in the City Clerk's Office, 200 Civic Center Way, El Cajon, California.

ORDINANCE NO. \_\_\_

AN ORDINANCE REVIEWING AND APPROVING ORDINANCE 5119 TO RENEW RESTRICTIONS RELATING TO PURCHASE OF MILITARY EQUIPMENT, SUPPLIES, OR OTHER PROPERTY FOR LAW ENFORCEMENT USE; APPROVING THE EL CAJON POLICE DEPARTMENT'S ANNUAL MILITARY EQUIPMENT REPORT FOR 2024 AND APPROVING POLICY 706 MILITARY EQUIPMENT USE, 2024 EDITION

The purpose of this ordinance is to renew and approve the City's Military Equipment Use Policy. On April 26, 2022, the City Council enacted that certain Ordinance No. 5119 to restrict the powers of the City Manager relating to the purchases of military equipment or other property for law enforcement use, and approving Policy 706 – Military Equipment Use ("2022 edition").

On July 25, 2023, by Ordinance No. 5137, the City Council reviewed and approved the update to the 2022 edition adopting the revised Policy 706 – Military Equipment Use ("2023 Edition")

This ordinance proposes that the 2024 edition of the military equipment use policy, as defined in section 3.20.005 of Chapter 3.20, and as presented at an open and public meeting, be reviewed and approved as the El Cajon Police Department's "Policy 706 Military Equipment Use, ("2024 edition").

This ordinance shall go into effect thirty (30) days following its passage and adoption.

Angela L. Cortez, CMC  
City Clerk  
**East County Californian 12/13/2024-148429**

Following is an Ordinance adopted at the Joint Meeting of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency on December 10, 2024.

ORDINANCE NO. 5143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA REPEALING SECTION 6.12.150 OF CHAPTER 6.12 OF TITLE 6 OF THE EL CAJON MUNICIPAL CODE TO PERMIT DOGS IN THE SUPERBLOCK AREA OF EL CAJON

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 6.12.150 of the El Cajon Municipal Code, including each and every subsection therein, is hereby repealed in its entirety.

This ordinance becomes effective thirty (30) days after passage.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at a Regular Joint City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting held this 10th day of December 2014, by the following vote to wit:

AYES : Goble, Kendrick, Metschel, Ortiz, Wells  
NOES : None  
ABSENT : None  
DISQUALIFY : None

BILL WELLS  
Mayor of the City of El Cajon

ATTEST:

ANGELA L. CORTEZ,CMC  
City Clerk

I hereby certify that the above and foregoing is a full and true copy of Ordinance No. 5143 of the Ordinances of the City of El Cajon, California, as adopted by the City Council at a Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency on the 10th day of December 2024.

/s/  
Angela L. Cortez, CMC, City Clerk  
**East County Californian 12/13/2024-148430**

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Judge of the Superior Court  
**East County Californian- 148480 12/13,20,27/24, 1/3/2024**

**Notice of Public Sale Pursuant to the Califor-**

nia Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on December 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, Corina Eelink and Shrena Green . 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 12/13/24-148492**

**Legal Notices-CAL**

Title Order No. : 2516231CAD Trustee Sale No. : 87532 Loan No. : 399086100 APN : 597-200-25-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/4/2014 . 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 12/23/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/12/2014 as Instrument No. 2014-0394719 in book IVII, page IVII of official records in the Office of the Recorder of San Diego County, California, executed by: DANIEL P SOLIS AND CYNTHIA SOLIS, HUSBAND AND WIFE AS JOINT TENANTS , as Trustor DARREN NELSON , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on December 18, 2024 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am YEAR/MAKE/MODEL: 2016 CHRYSLER 300 LX VIN: 2C3CCABG5GH261090 PLATE: 9BDS407, CA  
**East County Californian 12/13/2024 -148275**

Following is a summary of an Ordinance adopted at the Joint Meeting of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency on December 10, 2024. Full text is available in the City Clerk's Office, 200 Civic Center Way, El Cajon, California.

ORDINANCE NO. 5144

AN ORDINANCE TO AMEND SECTIONS 8.32.010, 8.32.020 and 8.32.030 OF CHAPTER 8.32 OF TITLE 8 OF THE EL CAJON MUNICIPAL CODE RELATING TO REGULATION OF SMOKING AND SECONDHAND SMOKE IN CERTAIN PUBLIC AREAS AND PLACES OF EMPLOYMENT, AND TO AMEND SUBSECTION 8.33.090(A)(5) OF CHAPTER 8.33 OF TITLE 8 OF THE EL CAJON MUNICIPAL CODE RELATING TO LICENSURE OF TOBACCO RETAILERS

The proposed ordinance will repeal section 8.32.010 of Chapter 8.32 of Title 8 of the El Cajon Municipal Code and add a new section 8.32.010 of Chapter 8.32 of Title 8 of the El Cajon Municipal Code, and amend section 8.32.020 to define "Minor" as any individual who is less than twenty-one (21) years old.

The proposed ordinance will repeal sections 8.32.030(A) and 8.32.030(B) of Chapter 8.32 of Title 8 of the El Cajon Municipal Code and add new sections 8.32.030(A) and 8.32.030(B) of Chapter 8.32 of Title 8 of the El Cajon Municipal Code to respectively require signage prohibiting the sale of tobacco products to persons under the age of 21 and to require tobacco retailers and their agents to confirm the age of purchasers by means of a legal photo ID.

The proposed ordinance will also repeal subsection 8.33.090(A)(5) of Chapter 8.33 of Title 8 of the El Cajon Municipal Code and add a new subsection 8.33.090(A)(5) to Chapter 8.33 of Title 8 of the El Cajon Municipal Code to clarify the tobacco display or signage requirements applicable to a tobacco retailer with a suspended or revoked license.

This ordinance becomes effective thirty (30) days after passage.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at a Regular Joint City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting held this 10th day of December 2014, by the following vote to wit:

AYES : Goble, Kendrick, Metschel, Ortiz, Wells  
NOES : None  
ABSENT : None  
DISQUALIFY : None

BILL WELLS  
Mayor of the City of El Cajon

ATTEST:

ANGELA L. CORTEZ,CMC  
City Clerk

I hereby certify that the above and foregoing is a full and true copy of Ordinance No. 5144 of the Ordinances of the City of El Cajon, California, as adopted by the City Council at a Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency on the 10th day of December 2024.

/s/  
Angela L. Cortez, CMC, City Clerk  
**East County Californian 12/13/2024-148431**

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address and other common designation, if any, of the real property described above is purported to be: 13829 WHISPERING MEADOWS LANE JAMUL, CA 91935. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$429,273.85 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. DATE: 11/18/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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

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size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87532. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 87532 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may

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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. &emsp; TS# 87532 / APN # 597-200-25-00 LEGAL DESCRIPTION EXHIBIT "A" PARCEL A: PARCEL 2 OF PARCEL MAP NO. 9267, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1979 AS FILE NO. 79 437386 OF OFFICIAL RECORDS. PARCEL B: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS VALLEY KNOLLS ROAD AND WHISPERING MEADOWS LANE AS SAID ROAD AND LANE ARE SHOWN ON THE MAP OF MOUNTAIN VIEW ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6488, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 22, 1969. PARCEL C: AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 60.00 FEET IN WIDTH, OVER THAT PORTION OF THE NORTH HALF OF THE SOUTH LINE OF THE SOUTH LINE OF THE SOUTH LINE OF SAID 60.00 FOOT STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTH LINE OF SAID QUARTER, NORTH 88°42'00" WEST 2413.99 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH LINE OF SAID QUARTER, SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO CARLSON AND BEAULOVE MACHINE SHOP, RECORDED OCTOBER 15, 1963 AS FILE NO. 184075 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH LINE OF SAID QUARTER, NORTH 88°42'00" EAST 860.77 FEET TO THE NORTHEASTERLY CORNER OF MOUNTAIN VIEW ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6488, FILED

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IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 23, 1969; THENCE ALONG THE BOUNDARY OF SAID MOUNTAIN VIEW ESTATES UNIT NO. 1, SOUTH 01°18'00" EAST 586.00 FEET; THENCE NORTH 88°42'00" EAST, 74.48 FEET; THENCE SOUTH 01°18'00" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE NORTH 88°42' EAST, 588.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 380.00 FEET; THENCE EASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°11'45" A DISTANCE OF 486.45 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18°06'15" EAST 480.70 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9. THE SIDELINES OF SAID 60.00 FOOT STRIP OF LAND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE ON THE WEST WITH THE EAST LINE OF MOUNTAIN VIEW ESTATES UNIT NO. 1 AND ON THE SOUTH WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER. EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE

**ECC/Spring Valley Bulletin**

11/29, 12/6, 13/2024-147948

NOTICE OF TRUSTEE'S SALE T.S. No. 24-02134-US-CA Title No. DEF-645815 A.P.N. 386-642-03-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/13/2004. 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(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, 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; will be held by the duly appointed

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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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: Patricia Shin, a married woman as her sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 02/27/2004 as Instrument No. 2004-0156094 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: 01/10/2025 at 9:00 AM Place of Sale: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$120,714.24 Street Address or other common designation of real property: 2339 Nielsen Street, El Cajon, CA 92020 A.P.N.: 386-642-03-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 auto-

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matically 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 or visit this internet website [www.ndscorp.com/sale](http://www.ndscorp.com/sale), using the file number assigned to this case 24-02134-US-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 24-02134-US-CA to find the date on which the trustee's sale was held, the amount of the last

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and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 11/19/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4829226 1 1 / 2 9 / 2 0 2 4 , 1 2 / 0 6 / 2 0 2 4 , 1 2 / 1 3 / 2 0 2 4 **ECC/El Cajon Eagle** 11/29, 12/6, 13/2024-148010 A.P.N.: 509-211-29-00 Trustee Sale No.: 2024-1933 Order No. 2512142CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/30/2021. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a 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, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: JKV OPPORTUNITIES FUND 1, LP, A CALIFORNIA LIMITED PARTNERSHIP Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 9/20/2021 as Instrument No. 2021-0661335 in book XX, page XX of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 12/30/2024 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, CALIFORNIA 92020 Amount of unpaid balance and other reasonable estimated charges: \$190,470.59 Street Address or other common designation of purported real property: 360 LENTO LANE EL CAJON, CA 92021 A.P.N.: 509-211-29-00 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 trustee 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

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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. &emsp; TS# 87532 / APN # 597-200-25-00 LEGAL DESCRIPTION EXHIBIT "A" PARCEL A: PARCEL 2 OF PARCEL MAP NO. 9267, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1979 AS FILE NO. 79 437386 OF OFFICIAL RECORDS. PARCEL B: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS VALLEY KNOLLS ROAD AND WHISPERING MEADOWS LANE AS SAID ROAD AND LANE ARE SHOWN ON THE MAP OF MOUNTAIN VIEW ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6488, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 22, 1969. PARCEL C: AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 60.00 FEET IN WIDTH, OVER THAT PORTION OF THE NORTH HALF OF THE SOUTH LINE OF THE SOUTH LINE OF THE SOUTH LINE OF SAID 60.00 FOOT STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTH LINE OF SAID QUARTER, NORTH 88°42'00" WEST 2413.99 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH LINE OF SAID QUARTER, SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO CARLSON AND BEAULOVE MACHINE SHOP, RECORDED OCTOBER 15, 1963 AS FILE NO. 184075 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH LINE OF SAID QUARTER, NORTH 88°42'00" EAST 860.77 FEET TO THE NORTHEASTERLY CORNER OF MOUNTAIN VIEW ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6488, FILED

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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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2024-1933. 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 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2024-1933 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eli-

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gible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/18/2024 S.B.S TRUST DEED NETWORK, A CALIFORNIA CORPORATION 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362.818-991-4600 By: Colleen Irby, Trustee Sale Officer (TS#2024-1933 SDI-32323)

**East County Californian 12/6,13,20/2024-148126**

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 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): 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: 12/27/2024 at 9:00:00 AM Place of Sale: At

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the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$437,202.60 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 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 Northeast 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 reverse 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: Northeast along the arc of said 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; Northeast 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'

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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 aforementioned 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 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-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

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be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call CA-22-927184-CL, 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 provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-22-927184-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. 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

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the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-22-927184-CL IDSPub #0225537 12/6/2024 12/13/2024 12/20/2024

**ECC/La Mesa Forum 12/6, 13, 20/2024-148199**

APN: 288-181-18-00 TS No: CA08000637-24-1 TO NO: 240290475-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 August 6, 2012. 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 January 6, 2025 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 August 8, 2012 as Instrument No. 2012-0468978, and recorded on September 17, 2012 as Instrument No. 2012-0561172, of official records in the Office of

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the Recorder of San Diego County, California, executed by JENNA ROE, A SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BEXIL AMERICAN MORTGAGE INC., A DELAWARE CORPORATION DBA AMERICAN MORTGAGE NETWORK 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: LOT 151 OF SAN DIEGO COUNTY ESTATES 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7450, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 11, 1972. EXCEPTING ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, AND MINERALS, INCLUDING RIGHTS INCIDENTAL TO SUCH OWNERSHIP, NOW OR AT ANY TIME HEREAFTER SITUATED IN AND UNDER THE DESCRIBED LAND AND LYING BELOW A DEPTH OF 500.00 FEET MEASURED FROM THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE FOR EXTRACTION OR REMOVAL OF SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR MINERALS AND WITHOUT ANY RIGHT TO PENETRATE OR TO PASS THROUGH THE 500.00 FOOT SPACE IMMEDIATELY BELOW SAID SURFACE FOR THE PURPOSE OF SUCH EXTRACTION OR REMOVAL, AS GRANTED TO MAGNOLIA LAND COMPANY, A CALIFORNIA CORPORATION, BY DEED RECORDED JULY 26, 1971 AS FILE NO. 71-162681 OF OFFICIAL RECORDS. 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: 16201 ARENA DRIVE, RAMONA, CA 92065 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,

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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 \$208,860.60 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder 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

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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 visit the Internet Website address [www.insourcelogic.com](http://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, CA08000637-24-1. 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 California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000637-24-1 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

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professional immediately for advice regarding this potential right to purchase. Date: November 21, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000637-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, 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 107941, Pub Dates: 12/06/2024, 12/13/2024, 12/20/2024, EAST COUNTY CALIFORNIA

**East County Californian 12/6,13,20/2024-148200**

T.S. No. 22003237-1 CA APN: 480-710-09-00 NOTICE OF TRUSTEE'S SALE UNDER A DEED OF TRUST DATED 11/07/2006. 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. 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 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: RITA GONZALEZ, A SINGLE WOMAN Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 11/13/2006, as Instrument No. 2006-0803362 The subject

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Deed of Trust was modified by a Document recorded 11/18/2009 as Instrument Number 2009-0644539 of Official Records of San Diego County, California; Date of Sale: 01/06/2025 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: \$334,878.87 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: 2308 EDGERTON DR LEMON GROVE, CA 91945 Described as follows: Lot 8 of Foran Ranchos, in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 2506, filed in the Office of the County Recorder of San Diego County, September 2, 1948. Excepting therefrom that portion of said land as deeded to The City of Lemon Grove by Grant Deed recorded May 17, 2007 as Instrument No. 2007-0337326, Official records and described as follows: A strip of land, being 3.00' feet wide, over a portion of Lot 8 of Map 2506, Filed in the Office of the County Recorder of San Diego County on September 2, 1948. Said strip lying westerly of the following described line: Commencing at the Northeasterly corner of Lot 8 of Map 2506, said point being the True Point of Beginning; thence traveling southerly and westerly along a tangent curve, concave to the west, having a radius of 25.00' and a central angle of 39°42'43", thence along said curve, a distance of 17.33' to the point of curvature of a tangent curve, concave to the east, having a radius of 40.00' and a central angle of 96°36'15", thence traveling southerly and easterly along said curve, a distance of 67.44' to the most easterly corner of said Lot 8. Described strip containing 258.78 Square feet, more or less. A.P.N #: 480-710-09-00 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 con-

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sidering 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](http://www.elitepostandpub.com) using the file number assigned to this case 22003237-1 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: 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

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call 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22003237-1 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: 11/25/2024 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](http://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 41854 Pub Dates 12/06, 12/13, 12/20/2024

**ECC/Lemon Grove Review 12/06,13,20/24-148226**

Title Order No. : 95529698 Trustee Sale No. : 87494 Loan No. : 399439182 APN : 410-156-27-00 // 410-156-04-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/2/2023. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/6/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/4/2023 as Instrument No. 2023-0001857 in book //, page // of official records in the Office of the Recorder of San Diego County, California, executed by: LISA IRENE ROSENFELD, AN UNMARRIED WOMAN, as Trustor IWP CAPITAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC

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AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020. NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCEL 1: LOT 389 OF PINE VALLEY SUBDIVISION NO. 3, IN THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1942, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 15, 1926. EXCEPTING THEREFROM THAT PORTION LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING OF THE MOST SOUTHERLY CORNER OF SAID LOT 389; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 23° 37' 00" EAST, 34.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 31° 21' 00" WEST 181.69 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 389. PARCEL 2: LOT 388 OF PINE VALLEY SUBDIVISION NO. 3, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1942, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 15, 1926. 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: 29131 HALF MOON TRAIL, CITY OF PINE VALLEY, COUNTY OF SAN DIEGO, 91962, "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS,

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ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808." The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$472,590.13 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/2/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on

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this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87494. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 87494 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 45 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 "eli-



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gible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.  
**East County Californian 12/13,20,27/2024-148314**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No.: 00000009962044 Title Order No.: 230544890 FHA/VA/PMI No.: APN #: 394-171-14-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/17/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING 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 05/24/2011 as Instrument No. 2011-0266303 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: ANDREW J. BUTZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND MARGARET L. WOODWARD, A WIDOW 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: 01/10/2025 TIME OF SALE: 9:00 AM PLACE OF SALE: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, Entrance of the East County Regional Center STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 12740 LINDO LANE, LAKESIDE, CALIFORNIA 92040 APN#: 394-171-14-00 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 trusts created by said Deed of Trust. The total amount of the un-

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paid 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 \$167,601.58. 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 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 for information regarding the sale of this property, using the file number assigned to this case 00000009962044. 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

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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 using the file number assigned to this case 00000009962044 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 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. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 12/05/2024 A-F N 4 8 3 0 1 2 9 1 2 / 1 3 / 2 0 2 4 , 1 2 / 2 0 / 2 0 2 4 , 1 2 / 2 7 / 2 0 2 4  
**ECC/EI Cajon Eagle 12/13,20,27/2024-148435**  
 T.S. No.: 240826466 Notice of Trustee's Sale Loan No.: 22021412-1 Order No. 95529885 APN: 511-371-09-00 Property Address: 788 Waterloo Avenue El Cajon, CA 92019 You Are In Default Under A Deed Of Trust Dated 2/7/2022. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The

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Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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 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

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sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Douglas Paul Napieralski, unmarried man Duly Appointed Trustee: Del Toro Loan Servicing, Inc. Recorded 2/9/2022 as Instrument No. 2022-0062104 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 1/6/2025 at 10:30 AM Place of Sale: by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA Amount of unpaid balance and other charges: \$515,583.95 Street Address or other common designation of real property: 788 Waterloo Avenue El Cajon, CA 92019 A.P.N.: 511-371-09-00 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

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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

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the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 240826466. 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 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) 440-4460, or

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visit this internet website www.tlssales.info, using the file number assigned to this case 240826466 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 12/6/2024 Del Toro Loan Servicing, Inc., by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer  
**ECC/La Mesa Forum 12/13,20,27/2024-148450**

# FRESH BACTERIA CASSEROLE. MMMM.

REFRIGERATE LEFTOVERS PROMPTLY, AND KEEP THE FRIDGE AT 40°F OR BELOW TO SLOW BACTERIA GROWTH.

**CHILL** ❄️

SEPARATE ← → CLEAN

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