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**NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (Annexation 12, APN 484-292-26-00)**

NOTICE IS HEREBY GIVEN that the BOARD OF DIRECTORS (the "Board") of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (the "District"),

desires to annex property to the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Community Facilities District Law"). The territory proposed to be included in CFD 2022-1 shall be known as the "Territory." Published herewith is a copy of Resolution 25-09, a Resolution of the Board of Directors of the San

Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto, adopted on March 12, 2025 Exhibits to Resolution 25-09 are available upon request of the Board Clerk.

**PUBLIC HEARING** NOTICE IS GIVEN THAT ON APRIL 23, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE

BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CONSIDER THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX PROPOSED TO BE LEVIED WITHIN THE ANNEXATION TERRITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY PERSONS INTERESTED, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EXTENT OF THE ANNEXATION INTO CFD 2022-1, OR THE FINANCING OF THE SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING. IF A WRITTEN MAJORITY PROTEST AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1 IS FILED, THE PROCEEDINGS SHALL BE ABANDONED. IF SUCH MAJORITY PROTEST IS LIMITED TO CERTAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD.

**ELECTION** Upon conclusion of the public hearing, if the Board determines to proceed with the annexation of Territory into CFD 2022-1, a proposition to authorize the levy of the special tax within the annexation Territory to CFD 2022-1 shall be submitted to the qualified electors of the Territory to be annexed into CFD 2022-1. The vote shall be by registered

voters within the Territory; however, if there are less than 12 registered voters, the vote shall be by landowners, with each landowner having one vote per acre or portion thereof within the annexation Territory into CFD 2022-1. The special tax shall be authorized to be levied within the annexed Territory if at least two-thirds of the votes cast on the proposition are in favor of the levy of the special tax.

/s/ Shayna Rians,  
Board Clerk  
San Miguel Consolidated Fire Protection District  
3/13/2025  
**Resolution 25-09**

**Resolution Of Intention Of The Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation 12, APN 484-292-26-00)**

**WHEREAS**, the Board of Directors (the "Board") of the San Miguel Consolidated Fire Protection District (the "District") has established the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the District as a result of the development of said real property; and

**WHEREAS**, the territory which is included in CFD 2022-1 is described on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Community Facilities Districts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and

**WHEREAS**, the Board has received a written petition from ZARA SAIF & JULIANN, the owner of certain real property within the District requesting that such property be annexed to CFD 2022-1 in order that they may be developed and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for the purpose set forth in Exhibit "A" (the "Services"); and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such Services and costs incidental thereto; and

**WHEREAS**, the Board is authorized by Article 3.5 (commencing with Section 53339) of

Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to CFD 2022-1 by complying with the procedures set forth in said Article 3.5.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Miguel Consolidated Fire Protection District, California, as follows:

**Section 1. Recitals.** The above recitals are true and correct and are hereby incorporated into this resolution.

**Section 2. Name of District.** The name of the existing community facilities district is the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1.

**Section 3. Intention.** The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory proposed for annexation designated "Annexation 12" to CFD 2022-1 as described in Exhibit "B" attached hereto. The Board determines that the public convenience and necessity require that such territory be annexed to CFD 2022-1.

**Section 4. Description of Territory Proposed To Be Annexed;** Annexation Map. Annexation 12 to be annexed to CFD 2022-1 is described in Exhibit "B" attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Annexation Map 12 of Community Facilities District 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California" which is on file with the Board Clerk (the "Annexation Map").

**Section 5. Types of Services; Incidental Expenses.** Services authorized to be financed by CFD 2022-1 are set forth in Exhibit "A." The District shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

**Section 6. Special Taxes.** Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the

District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

**Section 7. Adoption of Annexation Map.** Pursuant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area proposed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing specified in Section 10 hereof.

**Section 8. Exempt Properties.** Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of special taxes of CFD 2022-1.

**Section 9. Necessity.** The Board finds that the Services described in Section 5 hereof are necessary to meet increased demands placed upon the District as a result of development occurring within the boundaries of the proposed annexation of territory to CFD 2022-1.

**Section 10. Hearing on Annexation of Territory.** A public hearing on the annexation of territory into CFD 2022-1 shall be held at 5:30 pm on April 23, 2025, or as soon thereafter as the Board may consider the matter, in the Board Chambers, located at 2850 Via Orange Way, Spring Valley, CA 91978.

**Section 11. Notice.** The Board

shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fifteen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.

**Section 12. Description of Voting Procedures.** The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to CFD 2022-1 shall be as follows:

a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are registered to vote within the territory proposed to be annexed to CFD 2022-1, the election shall be conducted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the District, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election.

b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows:

1. The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be an-



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Feeling like she didn't fit in, DeeAndrea struggled to find her place in school. As a result, her motivation was low and her attendance was suffering. Najee from Communities In Schools became her cheerleader, helping DeeAndrea see that she was capable of much more. Within one year, her attendance went from 59% to 89%. She's now an honor roll student, working toward her long-term goal of becoming a cardiothoracic surgeon. There are millions of at-risk kids like DeeAndrea who need a caring adult to help them stay in school and succeed in life.

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| <div>Legal Notices-CAL</div> <div>nexed to CFD 2022-1 and the Board Clerk agree and concur is acceptable.</div> <div>2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to CFD 2022-1 waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.</div> <div>3. Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the Board Clerk by mail with return postage prepaid or by personal service.</div> <div>4. Pursuant to applicable provisions of law regulating elections of the District, which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the District's Legal Counsel pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification en-</div> | <div>Legal Notices-CAL</div> <div>velope with prepaid postage thereon addressed to the Board Clerk for the return of voted official ballots, and a copy of this resolution; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners of the territory proposed to be annexed to CFD 2022-1 and shall be so stated in the resolution adopted by the Board calling the election.</div> <div>5. The official ballot to be mailed or delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022-1.</div> <div>6. The return identification envelope delivered by the Board Clerk to each landowner-voter shall have</div> | <div>Legal Notices-CAL</div> <div>printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Board Clerk.</div> <div>7. The information-to-voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the Board Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election.</div> <div>8. Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the Board Clerk shall canvass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regarding the results of such canvass and the election. The procedures set forth in this section for conducting the election may be modified as the Board may determine to be necessary or desirable by a resolution subsequently adopted by the Board.</div> | <div>Legal Notices-CAL</div> <div>/s/ Shayna Rians, Board Clerk /s/ Kim Raddatz, Board President</div> <div>East County Californian 4/11/2025-151169</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU013781C</div> <div>TO ALL INTERESTED PERSONS: Petitioner: NICHOLAS VAZQUEZ filed a petition with this court for a decree changing names as follows: NICHOLAS VAZQUEZ to NICHOLAS GONZALEZ. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.</div> <div>NOTICE OF HEARING 5/06/2025</div> <div>8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101</div> <div>NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT</div> <div>(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.)</div> <div>A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian</div> <div>DATE: 3/14/2025</div> <div>Maureen F. Hallahan Judge of the Superior Court</div> <div>East County Californian- 151412</div> <div>3/28,4/4,11,18/25</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU013774N</div> <div>TO ALL INTERESTED PERSONS: Petitioner: RAUL ESCOBEDO &amp; MARIA DE LA SOLEDAD ESPINOZA SAUCEDO filed a petition with this court for a decree changing names as follows: ANAHI ESPINOZA ESCOBEDO to ANAHI ESMERALDA ESCOBEDO ESPINOZA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.</div> <div>NOTICE OF HEARING 5/02/2025</div> <div>8:30 a.m., Dept. 25 Superior Court 325 S Melrose Dr Vista, CA 92081</div> <div>NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT</div> <div>(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.)</div> <div>A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian</div> <div>DATE: 3/19/2025</div> <div>Brad A. Weinreb Judge of the Superior Court</div> <div>East County Californian- 151506</div> <div>3/28,4/4,11,18/25</div> <div>NOTICE OF PUBLIC SALE</div> <div>NOTICE IS HEREBY</div> | <div>Legal Notices-CAL</div> <div>(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.)</div> <div>A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian</div> <div>DATE: 3/18/2025</div> <div>Brad A. Weinreb Judge of the Superior Court</div> <div>East County Californian- 151441</div> <div>3/28,4/4,11,18/25</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU014148N</div> <div>TO ALL INTERESTED PERSONS: Petitioner: CECILIA ELVIA MITCHELL filed a petition with this court for a decree changing names as follows: CECILIA ELVIA MITCHELL to CECILIA ELVIA VIVAR. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.</div> <div>NOTICE OF HEARING 5/02/2025</div> <div>8:30 a.m., Dept. N-25 Superior Court 325 S Melrose Dr Vista, CA 92081</div> <div>NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT</div> <div>(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.)</div> <div>A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian</div> <div>DATE: 3/19/2025</div> <div>Brad A. Weinreb Judge of the Superior Court</div> <div>East County Californian- 151506</div> <div>3/28,4/4,11,18/25</div> <div>NOTICE OF PUBLIC SALE</div> <div>NOTICE IS HEREBY</div> | <div>Legal Notices-CAL</div> <div>GIVEN that in accordance with the California Civil Code Section 798.56a and California Commercial Code Section 7209 and 7210, the mobilehome described as:</div> <div>TRADE NAME : GREAT LAKES H.C.D. DECAL NO: ABH6349</div> <div>SERIAL NO. : 9885U/9885X</div> <div>will be sold at a public auction on, <b>Monday, April 21, 2025 at 9:00 a.m., at the following location</b></div> <div>Starlight Mobilehome Park</div> <div>351 E. Bradley Ave Space 122</div> <div>El Cajon, CA 92021</div> <div>THE PARTIES BELIEVED TO CLAIM AN INTEREST, <u>Douglas Hayes and Ana Sencion Hayes</u> have been given notice and the time specified for payment in the notice has expired.</div> <div>The undersigned is entitled to a warehouse lien against said mobile home to satisfy the lien, storage, and other related charges incurred including reasonable charges of notice, advertisement, and sale.</div> <div><u>DOUGLAS HAYES AND ANA SENCION HAYES</u>, Registered Owners, Legal Owners, Interested Parties, please take further notice that, in order to prevent the mobilehome from being sold at the noticed sale, the following amount must be paid to Starlight MHP, LLC dba Starlight Mobile home Park prior to the sale: total claim to date of <b>\$40,736.40</b> (additional amounts incurred shall be added to this amount as provided in the Commercial Code). Bidders are required to show proof of cashier's check(s)/money order(s) in an amount equal to the claim to date amount prior to bidding. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobile home must be removed from the Premises.</div> <div>The current location of the subject property is: 351 E BRADLEY AVE SPACE 122, EL CAJON, CA 92021</div> <div>The public auction will also be made to satisfy the lien for storage of the above-described property that was deposited by <u>Douglas Hayes and Ana Sencion Hayes</u> to Starlight Mobilehome Park</div> <div>The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is <b>\$40,736.40</b>. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.</div> <div>Date: April 1, 2025 /s/</div> | <div>Legal Notices-CAL</div> <div>Robert Ong Robert Ong, Esq. Authorized Agent for Starlight Mobile Home Park</div> <div>East County Californian 4/4,11/2025-151739</div> <div>NOTICE OF ENFORCEMENT OF WAREHOUSE LIEN</div> <div>The Mobilehome located at 12044 Royal Rd., Sp. #41, El Cajon, CA 92021 ("Premises") which is within Westward Ho Manor, LLC ("Community") and more particularly described as a Manufacturer / Tradename: SKYLINE / SKYLINE; Serial No.: 01710804L; Decal No.: ABG1728, is subject to a Warehouse Lien pursuant to Civil Code Section 798.56a. On December 8, 2023, the Community served a Sixty (60) Day Notice to Terminate Tenancy on the resident of the Mobilehome, Bradley Cerney. On February 18, 2025, a judgment for possession of the Premises was entered against Bradley Cerney and all other occupants. A sheriff lockout occurred on March 25, 2025. All residents and occupants have vacated the Premises, but the Mobilehome remains on the space and unpaid storage rent is accruing. The total amount of the minimum bid through March 26, 2025 is \$4,118.56. Said amount increases on a daily basis at the rate of \$44.96 per day plus actual utilities consumed, and fees and costs as expended. THE MOBILEHOME WILL BE SOLD BY AUCTION UNDER THE FOLLOWING TERMS: May 9, 2025 at 11:00 a.m. at 12044 Royal Rd., Sp. #41, El Cajon, CA 92021. PLEASE NOTE: The Mobilehome is required to be removed from the Premises, it cannot be sold in place. Sale of the Mobilehome will go to the highest bidder. Mobilehome to be sold "as is, with any and all faults" and includes all contents contained therein. The Mobilehome shall be sold as a pullout. Any further restrictions and/or conditions shall be provided at the time of the auction prior to the sale of the Mobilehome. If you intend to bid at the sale, please contact Community Management at (310) 753-8097 or Westward Ho Manor, LLC's attorney, Tamara M. Cross at (619) 296-0567 for the minimum bid at least two (2) days prior to sale date. To be permitted to bid at the sale, you must be in possession of cash or a cashier's check equal to at least the minimum opening bid and any additional bids that bidder intends to make. There will be no additional time given to obtain funds during or after the sale. Please note: It is the responsibility of bidder to obtain all relevant inform-</div> |
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ation relating to this sale prior to the lien sale date.  
4/11, 4/18/25  
**CNS-3913728#**  
**ECC/EI Cajon Eagle**  
**4/11,18/25-151874**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU014918C**  
TO ALL INTERESTED PERSONS: Petitioner: DENNIS LOVON PARKS filed a petition with this court for a decree changing names as follows: DENNIS LOVON PARKS to DENNIS LOVON AL-

**INVITATION TO BID**

The City of Santee invites bids for the Citywide Slurry Seal and Roadway Maintenance Program 2025 Project, CIP 2025-02. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on May 1, 2025 at which time they will be publicly opened and read. Work to be done includes the furnishing of all labor, materials and equipment necessary for asphalt patching, ARAM, slurry seal, concrete, traffic control and all related and necessary work as defined in the contract documents.

The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within Fifty (50) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$1,035,000.00. The contractor shall possess a valid Class "A" license at the time of bid submission.

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

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

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

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

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

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

Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov). Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance.  
**East County Californian 4/11,18/2025-151521**

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LEN. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should

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not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
**5/15/2025**  
**8:30 a.m., Dept. 61 Superior Court**  
**330 West 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

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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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 3/24/2025  
Maureen F. Hallahan  
Judge of the Superior Court  
**East County Californian- 151890**  
**4/11,18.25.5/2/25**

**CITY OF LEMON GROVE NOTICE INVITING BIDS**

**NOTICE IS HEREBY GIVEN** that the City of Lemon Grove, California will accept sealed bids by the Public Works Department, 3232 Main Street, Lemon Grove, CA 91945, prior to the bid closing time of 2:00 p.m., Wednesday, May 7, 2025. Bids will then be publicly opened and read aloud. Bids shall be submitted in plain, sealed envelopes, marked on the outside with the project title: FY 19/20 Sewer Rehabilitation Project (Contract No. 2025-30). A Bid Security in the amount of ten percent (10%) of the Lump Sum Base Bid shall accompany the Bid. The successful bidder will be required to furnish the City with a Performance Bond equal to 100% of the successful bid, and a Payment Bond equal to 100% of the successful bid, prior to execution of the Contract.

The project consists of replacing approximately 3,500 lineal feet of 8" sewer main, 25 lineal feet of 8" sewer main within a 16" casing by Jack and Bore, installation of 5 new manholes, abandonment of existing sewer mains in place by slurry filling, and the reconnection of 65 sewer laterals. The project also includes the removal of existing sewer pump station equipment and the installation of a new pump station complete with dual submersible pumps, valves and valve vault, graded access road, retaining wall, chain link fencing and pump station controls. The City of Lemon Grove is requesting bids from qualified contractors possessing a current State of California "Class A" General Engineering License at the time the Contract is awarded.

All contractors and subcontractors must be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. A non-mandatory Pre-Bid Conference will be held on April 23, 2025 at 10:00 a.m. The meeting will be held at City Hall located 3232 Main Street, Lemon Grove, California. The project documents include the Standard Specifications for Public Works Construction (Green Book), 2021 Edition; the San Diego Area Regional Standard Drawings, current Edition on the date of bid opening; the project plans, and the contact documents. Plans, specifications, instructions to bidders and bidder's proposal forms may be examined and downloaded at: <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Ed Walton, City Engineer, at (619) 825-3821 or by email at [ewalton@lemon-grove.ca.gov](mailto:ewalton@lemon-grove.ca.gov).

Published in the East Californian on Friday, April 11 & 18, 2025  
**East County Californian 4/11,18/2025-151935**

**NOTICE IS HEREBY GIVEN THAT**, the Treasurer of the City of El Cajon, County of San Diego, State of California, declares that the following monetary sums have been held by the City Treasurer and have remained unclaimed in the fund hereafter indicated for a period of over three (3) years and will become the property of the City of El Cajon on May 30, 2025, a date not less than forty-five (45) days nor more than sixty (60) days after first publication on this Notice.

| Payee   | Check Date | Check Number | Check Amount |
|---|------------|--------------|--------------|
| Arismenendez, Daniel                                | 07/02/21   | 660205       | \$ 55.90     |
| Attorney King                                       | 07/02/21   | 660193       | \$ 25.00     |
| Azzo, Milad   | 02/09/22   | 662824       | \$ 200.00    |
| State Department of Housing & Community Development | 08/04/21   | 660685       | \$ 48,830.00 |
| East County Gazette                                 | 07/08/21   | 660295       | \$ 45.50     |
| Farren, Robert                                      | 02/24/22   | 663041       | \$ 183.00    |
| Holcomb Colleen Trust                               | 04/12/21   | 659146       | \$ 76.60     |
| Kim, Sam  | 06/23/21   | 660077       | \$ 53.93     |
| Malaty, Nichole                                     | 06/18/21   | 659969       | \$ 246.00    |
| Martin, Kimberly                                    | 04/12/21   | 659159       | \$ 136.62    |
| Veterinary Dental                                   | 02/02/22   | 662764       | \$ 3,740.69  |
| Wiggins, Mary E                                     | 04/12/21   | 659167       | \$ 252.16    |

Any party of interest may, prior to the date designated herein above, file a claim with the City Treasurer which includes the claimant's name, address, amount of claim, the grounds on which the claim is founded and the date, name, amount, and heading shown in this notice. The party of interest may be required to submit additional documentation with the claim form that further substantiates the claim. The claim form may be obtained from the City of El Cajon Finance or the City's website at [www.elcajon.gov](http://www.elcajon.gov), click on Your Government, Departments, Finance, Unclaimed Monies (Unclaimed Monies I El Cajon, CA). Mail signed claim forms to the City of El Cajon Finance Department, 200 Civic Center Way, El Cajon, CA 92020. The City Treasurer may accept or reject the claim. If rejected by the City Treasurer, the party submitting the claim may, within 30 days of receiving notice of rejection, file and serve on the City Treasurer a verified complaint seeking to recover all, or a designated part, of the unclaimed funds.  
**East County Californian 4/11,18/2025-151870**

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per of general circulation, printed in this county: East County Californian  
DATE: 3/24/2025  
Maureen F. Hallahan  
Judge of the Superior Court  
**East County Californian- 151890**  
**4/11,18.25.5/2/25**

**Legal Notices-CAL**

**NOTICE OF PUBLIC SALE**  
Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction. On **April 23rd, 2025** personal property including but not limited to business equipment, electronics, furniture, tools and/or other miscellaneous items located at:  
**A-AMERICAN SELF STORAGE @ 3:00 P. M., at 1151 Greenfield DRIVE EL CAJON, CA, 92021** Via Storageauctions.com  
**STORED BY THE FOLLOWING PERSONS:**  
Markia Stewart  
Tanya Vinson  
Paul Vinson  
Kaitlyn Foster  
Deondra Hutchins  
Larry Ryles  
Sakura Ishnoya Brown  
April Greenwood  
Brailyn Daniel  
Rose Flores  
Devonte Franco  
Amanda Pankow  
James Salmond  
Shanae Sowell  
All sales are subject to prior cancellation. Terms, rules and regulation available at sale. By A-American Storage Management Co. Inc. (310)914-4022,  
**EC Californian 4/11/2025-151742**

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)  
Escrow No. 150-32037-SC  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: BEAR CNC MACHINING, INC., 1044 PIONEER WAY, STE K, EL CAJON, CA 92020  
(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE  
(4) The names and

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business address of the Buyer(s) are: NICHOLAS CARTER OR ASSIGNEE, 307 SOUTH BASQUE AVENUE APT. B, FULLERTON, CA 92833  
(5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES, INC.

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EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS of that certain business located at: 1044 PIONEER WAY, STE K, EL CAJON, CA 92020  
(6) The business name used by the seller(s) at said location is: BEAR CNC MACHINING, INC.

**STATE OF CALIFORNIA DEPARTMENT OF REAL ESTATE NOTICE TO JUDGMENT DEBTOR (CONSUMER RECOVERY ACCOUNT CLAIM) RE 809 (Rev. 7/18) CONSUMER RECOVERY ACCOUNT UNIT**

TO (*Print names of all Judgment Debtors.*):  
**TINA M. KLICK**  
NOTICE: Based upon a judgment or criminal restitution order entered against you in favor of (name of claimant) **DAVID and JANICE CRUTZ** application for payment from the Consumer Recovery Account of the Real Estate Fund is being made to the Department of Real Estate.  
If payment is made from the Consumer Recovery Account, all licenses and license rights that you have under the Real Estate Law will be automatically suspended on the date of payment and cannot be reinstated until the Consumer Recovery Account has been reimbursed for the amount paid plus interest at the prevailing rate.  
If you wish to contest payment by the Real Estate Commissioner, you must file a written response to the application addressed to the Department of Real Estate at:  
**Department of Real Estate Consumer Recovery Account Unit P.O. Box 137007, Sacramento, CA 95813-7007** within 30 days after mailing, delivery or publication of this notice, and mail or delivery of that response to the claimant. If you fail to do so, you will have waived your right to present your objections to payment.  
**East County Californian 4/11,18/2025-151812**

**CITY OF EL CAJON**

**NOTICE INVITING QUOTES**

**RFQ TITLE: SMALL COMMERCIAL DRONE**

**RFQ NO. 12500536**

**QUOTES MUST BE RECEIVED BEFORE: 10:00 am. on April 29, 2025**

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

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

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

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

Quotes 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 quotes will be reported to the City Council at a meeting subsequent to the date above set for the opening of quotes.

The City Council reserves the right to reject any and all quotes 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 quote 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.

/s/ Zerena Sanchez  
Senior Buyer  
April 4, 2025  
**East County Californian 4/4,11/2025-151594**



| Legal Notices-CAL  | Legal Notices-CAL   | Legal Notices-CAL  | Legal Notices-CAL  | Legal Notices-CAL  | Legal Notices-CAL  | Legal Notices-CAL  | Legal Notices-CAL  |
|--|---|--|--|--|--|--|--|
| (7) The anticipated date of the bulk sale is APRIL 29, 2025 at the office of: GLEN OAKS ESCROW, 2334 HUNTINGTON DR., SAN MARINO, CA 91108, Escrow No. 150-32037-SC, Escrow Officer: SHARI CHEN<br>(8) Claims may be filed with Same as "7" above.<br>(9) The last day for filing claims is: APRIL 28, 2025.<br>(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.<br>(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.<br>DATED: APRIL 1, 2025<br>BUYER(S): NICH- | OLAS CARTER OR ASSIGNEE<br>3594749-PP ECC 4/11/25<br><b>East County Californian 4/11/2025-151927</b><br><br><b>Notice of Public Sale</b><br>Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on April 29, 2025, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : <a href="http://www.storageauctions.com">www.storageauctions.com</a> . Stored by the following persons, Thomas Bentley. 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.<br><b>East County Californian 4/11/2025-151930</b><br><br>Public auction for Ustore Lakeside. Auction to be held on 4/23/25<br>Via <a href="http://www.storage treasures.com">www.storage treasures.com</a> at 9:00am<br>1412 - Lino Valle<br>1136 - Carl Miller<br>1208 - Yesenia Villa<br>2612 - Lisa McClain<br>2808 - Jose Ramirez<br>2820 - David Stieglitz<br>B445- Michael Farrell<br><b>EC Californian 4/11,18/2025-151943</b><br><b>Legal Notices-CAL</b><br>NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010265304 Title Order No.: 240527774 FHA/VA/PMI No.: NO CASE NUMBER YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/13/2006. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/19/2006 as Instrument No. 2006-0744572 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: REYNAY A REYNOLDS AN UNMARRIED WOMAN, 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: 05/02/2025 TIME OF SALE: 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. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 1719 PEPPER DRIVE, EL CAJON, CALIFORNIA 92021 APN#: 507-120-24-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, | charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$232,034.22. 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 <a href="http://WWW.SALES.BDFGROUP.COM">WWW.SALES.BDFGROUP.COM</a> for information regarding the sale of this property, using the file number assigned to this case 00000010265304. Information about postponements that are | very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder", you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet web site <a href="http://WWW.SALES.BDFGROUP.COM">WWW.SALES.BDFGROUP.COM</a> using the file number assigned to this case 00000010265304 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 <a href="http://WWW.SALES.BDFGROUP.COM">WWW.SALES.BDFGROUP.COM</a> BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Conours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 03/25/2025 A-4837955 0 3 / 2 8 / 2 0 2 5 , 0 4 / 0 4 / 2 3 0 0 5 5 3 3 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU | NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Raymond Tiffany and Julia A Tiffany, husband and wife, as community property Recorded: 3/22/2018 as Instrument No. 2018-0112152 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 5/2/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$702,611.87 The purported property address is: 5676 DEHESA ROAD, EL CAJON, CA 92019 Assessor's Parcel No.: 513-073-27-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens | that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> , using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can 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 619-645-7711, or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> , using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an | "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. 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-23-965127-CL and call (866) 645-7711 or login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> . The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> 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-23-965127-CL IDSPub #0247513 4/4/2025 4/11/2025 4/18/2025 <b>ECC/EI Cajon Eagle 4/4,11,18/2025-151611</b> |

**CITY OF SANTEE  
NOTICE OF PUBLIC HEARINGS  
TO REVIEW THE DRAFT 2025-2029 CONSOLIDATED PLAN AND PROGRAM YEAR 2025 ANNUAL ACTION PLAN, AND AUTHORIZE THE CITY MANAGER TO SUBMIT THE GRANT APPLICATION FOR PROGRAM YEAR 2025 CDBG FUNDS**

The City of Santee is preparing the 2025-2029 Consolidated Plan for Housing and Community Development. The Consolidated Plan sets forth local objectives and strategies to address program goals for community development and housing established by the U.S. Department of Housing and Urban Development (HUD) and the Annual Action Plan identifies the goals for the first year of the Plan. The statutory program goals are to provide decent housing, a suitable living environment and expanded economic opportunity for all residents.

**NOTICE IS HEREBY GIVEN:** The Santee City Council will conduct a public hearing on Wednesday, April 23, 2025 at 6:30 P.M. The purpose of the public hearing is to review the Draft 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan, and authorize the City Manager to submit the grant application for Program Year 2025 Community Development Block Grant funds.

The Program Years 2025-2029 Consolidated Plan and the 2025 Draft Annual Action Plan are available for public review on the City of Santee's website at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov) or in-person at the Planning and Building Department, 10601 Magnolia Ave., Santee, CA 92071. Public comments will be accepted for a period of 40 days, from Friday, March 14, 2025, through 5:00 p.m. Wednesday, April 23, 2025.

Persons wishing to submit written comments during the public review and comment period may email them to [bgohres@cityofsanteeca.gov](mailto:bgohres@cityofsanteeca.gov) or mail them, postmarked no later than April 23, 2025, to the following address:

City of Santee – Planning and Building  
Department  
Attn: Brittany Gohres  
10601 Magnolia Avenue  
Santee, CA 92071

A public hearing will be conducted by the Santee City Council on April 23, 2025, at 6:30 p.m. to receive and consider comments on the Draft Program Years 2025-2029 Consolidated Plan and the Program Year 2025 Annual Action Plan.

**ADDITIONAL INFORMATION:** The April 23, 2025 meeting will be conducted pursuant to the Ralph M. Brown Act and will be conducted at the Santee City Hall located at 10601 N. Magnolia Avenue. Please check the City's website at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov) for information on how to watch or listen to the City Council meeting.

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**East County Californian 4/11/2025-151894**

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