

**Legal Notices-STAR**

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2020-9007263**  
 a. NuAmerican Mortgage b. NuAmerican Mortgage.com c. NuAmericanMtg d. NuAmericanMtg.com e. NuAmericanMortgage.io f. NuAmericanMtg.io g. NuAmericanMtg.io h. The Mortgage Mafia i. TheMortgageMafia.io located at: 347 3rd Avenue, 2nd Floor, Chula Vista, CA 91910. The fictitious business name referred to above was filed in San Diego County on: 01/29/2019 and assigned File No. 2019-9002581 is abandoned by the following registrants: Nu American Mortgage Corporation, 347 3rd Avenue, 2nd Floor, Chula Vista, CA 91910. This business is conducted by: Corporation. Signature: Paula Sue Whitsell, Officer Statement filed with Recorder/County Clerk of San Diego County on APR 08 2020 CV95728 5/1,8,15,22/2020

**Escrow No. 15310 NOTICE TO CREDITORS OF BULK SALE AND SALE OF CAPITAL STOCK (UCC Secs. 6101-6107)**

NOTICE IS HEREBY GIVEN to creditors of the within named parties that a bulk transfer is intended to be made of personal property hereinafter described of the Corporation whose stock is being sold. PARADISE PHARMACY, INC., a California Corporation The name(s) and business address of the seller(s)/transferor(s)

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are: MARISE AWAD REFELA and MARIAN AWAD, 502 Euclid Ave., #100, National City, CA 91950 The name(s) and business address of the buyer(s)/transferee(s) are: ARAM PENARANDA, ROLANFRANCIS LEGASPI, DAVID T. PARK and KIM PHUNG, 7910 Frost Street, Suite 130, San Diego, CA 92123 The stock being sold/transferred is generally described as 100% per cent of the issued and outstanding shares of capital stock of: PARADISE PHARMACY, INC., a California Corporation The assets/personal property being sold/transferred are generally described as: furniture, fixtures, equipment, trade fixtures, inventory, goodwill, trade name, stock in trade, etc. Business known as: PARADISE PHARMACY and is/are located at: 502 Euclid Ave., #100, National City, CA 91950 The bulk sale is intended to be consummated at the office of: JEAN ALLEN ESCROW CO., INC., 3341 Cerritos Avenue, Los Alamitos, CA 90720 and the anticipated sale date is June 10, 2020 All other business name(s) and address(es) used by the seller(s)/transferor(s) within the past three years, as stated by the seller(s)/transferor(s), are: None Dated March 26, 2020 ARAM PENARANDA, ROLANFRANCIS LEGASPI, DAVID T. PARK and KIM PHUNG, Buyer(s)/Transferee(s)

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CN969766 15310 May 22, 2020 CV95761 5/22/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007504**

**Tito's Deli** located at 1985 National Ave Ste 1115, San Diego, CA 92113. Registrant: Michael Irizarry, 4343 Clairemont Mesa Blvd, San Diego, CA 92117 & Adelaynia Irizarry, 3028 Comstock St, San Diego, CA 92111. This business is conducted by: General Partnership. The first day of business was: N/A Signature: Michael Irizarry Statement filed with Recorder/County Clerk of San Diego County on APR 15 2020 CV95731 5/1,8,15,22/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007333**

**7-Eleven Store #24070C** located at 1482 Hilltop Drive, San Diego, CA 91911. Registrant: S. Raj Enterprises, Inc., 1218 Hop-

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land Court, Chula Vista, CA 91913. This business is conducted by: Corporation. The first day of business was: 12/15/2019 Signature: Rama R. Chander, CEO/Secretary Statement filed with Recorder/County Clerk of San Diego County on APR 09 2020 CV95766 5/1,8,15,22/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007731**

**Gonzalez 4 Transportation LLC** located at 1313 National Ave, San Diego, CA 92101. Registrant: Gonzalez 4 Transportation LLC, 1313 National Ave, San Diego, CA 92101. This business is conducted by: Limited Liability Company. The first day of business was: 04/01/2020 Signature: Benita Flores, President Statement filed with Recorder/County Clerk of San Diego County on APR 23 2020 CV95940 5/8,15,22,29/2020

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**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007574**

**Beautiful Greenscape** located at 3552 Sunset Lane #18, San Ysidro, CA 92173. Registrant: J Jesus Tirado Acuna, 3552 Sunset Lane #18, San Ysidro, CA 92173. This business is conducted by: Individual. The first day of business was: N/A Signature: J. Jesus Tirado Acuna Statement filed with Recorder/County Clerk of San Diego County on APR 20 2020 CV95770 5/1,8,15,22/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008013**

**Fasfen Designs** located at 283 W. Horne Rd., El Centro, CA 92243. Registrant: Lizbeth Rocha, 4750 Nobles St. Apt. 210, San Diego, CA 92109.

**Chula Vista Elementary School District 84 East "J" Street • Chula Vista, CA 91910 NOTICE OF PUBLIC HEARING**

Contact: Mr. Oscar Esquivel Deputy Superintendent (619) 425-9600, Extension 1370 **May 15, 2020**

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This business is conducted by: Individual. The first day of business was: 01/01/2017 Signature: Lizbeth Rocha Statement filed with Recorder/County Clerk of San Diego County on MAY 04 2020 CV96023 5/15,22,29,6/5/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007690**

**NexGen Dentistry** located at 909 Euclid Ave, National City, CA 91950. Registrant: M. Yavari DDS, PC, 11435 Cypress Canyon Park Drive, San Diego, CA 92131. This business is conducted by: Corporation. The first day of business was: 04/15/2020 Signature: Mansoureh Yavari, President Statement filed with Recorder/County Clerk of San Diego County

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**City of Chula Vista Notice of Public Hearing and Public Review Period**

**2020-2025 Consolidated Plan, 2020-2021 Annual Action Plan, 2020-2025 Citizen Participation Plan and 2020-2025 Analysis of Impediments to Fair Housing**

**NOW ACCEPTING PUBLIC COMMENT**

The City of Chula Vista Housing Division has released the draft 2015-2020 Consolidated Plan, the 2019-2020 Annual Action Plan the Citizen Participation Plan and the Analysis of Impediments to Fair Housing.

The consolidated planning process serves as the framework for the city-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Program. The **Five-Year Consolidated Plan** is carried out through **Annual Action Plans**, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The City then reports on accomplishments and progress toward Consolidated Plan goals in the **Consolidated Annual Performance and Evaluation Report** (CAPER). The City details the community's procedures for involving the public in its program planning and implementation through the **Citizen Participation Plan**. Each City that receives HUD funds is required to submit a certification that it will affirmatively further fair housing. This means that it will conduct an **Analysis of Impediments to Fair Housing Choice** within the City, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

**Public comment period**  
 The draft amendments are open for public comment starting **May 22, 2020** and ends **June 22, 2020**

**Public Hearing**  
 is scheduled for **June 23, 2020** at 5:00 and may be accessed by visiting [www.chulavista.gov](http://www.chulavista.gov)

Submit your comments to Angelica Davis, Senior Management Analyst at: [adavis@chulavistaca.gov](mailto:adavis@chulavistaca.gov) CV96294 5/22/2020

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**CITY OF NATIONAL CITY NOTICE OF PUBLIC HEARING**  
**NOTICE IS HEREBY GIVEN** that the City Clerk of the City of National City is in receipt of a written report identifying, by parcel number, each parcel of real property receiving sewer services and the amount of sewer charges for each parcel for the year. The report may be viewed on the City's website at <https://www.nationalcityca.gov>.  
**NOTICE IS FURTHER GIVEN** that the City Council of the City of National City will hold a Public Hearing after the hour of 6:00 p.m., **Tuesday, June 2, 2020**, via live webcast in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California to consider: **THE REPORT REQUIRED BY CALIFORNIA HEALTH AND SAFETY CODE SECTION 5473, ET SEQ. PERTAINING TO COLLECTION OF SEWER CHARGES ON THE TAX ROLL. AFTER SUCH HEARING, THE CITY COUNCIL MAY ADOPT, REVISE, CHANGE, REDUCE OR MODIFY ANY CHARGE OR OVERRULE ANY AND ALL OBJECTIONS AND MAKE A FINAL DETERMINATION UPON EACH CHARGE DESCRIBED IN THE REPORT AND CONSIDER FINAL ADOPTION OF SAID REPORT.**  
 The City Council will accept public comments regarding this matter. Written comments or testimony from the public (limited to a maximum of three minutes) must be submitted via e-mail at [clerk@nationalcityca.gov](mailto:clerk@nationalcityca.gov) by 4:00 p.m. on the day of the City Council Meeting.  
 If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the undersigned, or to the City Council of the City of National City prior to the Public Hearing.  
**NOTE:** Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chambers, are closed to the public. Anyone interested in this Public Hearing may view the City Council Meeting on the City's webpage at <https://www.nationalcityca.gov>.  
 Michael Dalla, City Clerk CV96076 5/15,22/2020

**NEED CASH FAST?**  
 Advertise those unwanted items in the Sell It Quick classifieds! Sell 1 item for \$100 or less, private parties only, get 3 lines for 2 weeks **FREE!**

**CITY OF CHULA VISTA NOTICE OF PUBLIC HEARING BY THE CHULA VISTA CITY COUNCIL CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE CHULA VISTA CITY COUNCIL will hold a public hearing to consider the following:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2020-21 THROUGH 2024-25 FOR INCLUSION IN THE REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM, PROVIDING THE CERTIFICATION AND INDEMNITY STATEMENTS NECESSARY TO OBTAIN TRANSNET FUNDS AND AUTHORIZING THE MAYOR, OR DESIGNEE, TO SUBMIT TO SANDAG REVISIONS TO THE 2020 TRANSNET PROGRAM OF PROJECTS, CONSISTENT WITH THE APPROVED BUDGET, SHOULD SANDAG MAKE CHANGES UP TO 10% TO FORECASTED REVENUE FOR FISCAL YEAR 2020-21

THE PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL on Tuesday, June 2, 2020, at 5:00 p.m.

PURSUANT TO THE CALIFORNIA GOVERNOR'S EXECUTIVE ORDER N-29-20 AND THE CITY OF CHULA VISTA DIRECTOR OF EMERGENCY SERVICES' EMERGENCY ORDER 002-B-2020, IN THE INTEREST OF THE PUBLIC HEALTH AND SAFETY, MEMBERS OF THE CITY COUNCIL AND STAFF MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. IN ACCORDANCE WITH THE ORDERS, THE PUBLIC MAY VIEW THE MEETING ON TELEVISION AND/OR ONLINE AND NOT IN THE COUNCIL CHAMBERS.

HOW TO WATCH: Members of the public can watch the meeting via livestream at <https://chulavista.legistar.com/Calendar.aspx>, on AT&T U-verse channel 99 (throughout the County), and on Cox Cable channel 24 (only in Chula Vista). Recorded meetings are also aired on Wednesdays at 7 p.m. (both channels) and are archived on the City's website.

HOW TO SUBMIT COMMENTS: Visit the online eComment portal for this meeting at: <https://chulavista.granicusideas.com/meetings>. The commenting period will be open shortly after the agenda is published for a particular meeting and will remain open through the meeting, as described below. Comments must be received prior to the time the Mayor closes the public hearing. Comments received after such time will not be considered by the City Council. If you would like to submit a comment before the agenda is published, have difficulty submitting a comment, or are unable to do so, please contact the City Clerk's office at [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) or (619) 691-5041 for assistance.

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in a City meeting by contacting the City Clerk's Office at [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.

If you wish to challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing. CV96297 5/22/2020

**NOTICE OF PUBLIC HEARING OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT APPROVING AN INCREASE IN STATUTORY SCHOOL FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO EDUCATION CODE SECTION 17620 AND GOVERNMENT CODE SECTION 65995**

**NOTICE IS HEREBY GIVEN** that the Board of Education ("Board") of the Chula Vista Elementary School District ("District") at its Regular Meeting to be held on May 27, 2020, will conduct a Public Hearing to consider its report entitled, "Fee Justification Report for New Residential and Commercial/Industrial Development" ("Report"), and consider adopting a Resolution of the Board of the District to Increase Statutory School Fees Imposed on New Residential and Commercial/Industrial Construction Pursuant to Education Code Section 17620 and Government Code Section 65995. The Report justifying such increases, which is incorporated herein by this reference, is on file at the Business Services and Support Department of the District's Education Service and Support Center, located at 84 East J Street, Chula Vista, California 91910, and is available for public review from May 15, 2020 through May 27, 2020, on the District's website under "Fiscal Services" at [www.cvesd.org](http://www.cvesd.org).

The Public Hearing of the District, to be held May 27, 2020, will begin at 6:00 p.m., or as soon thereafter as practicable, in the Board Room of the Education Service and Support Center, will be held electronically. Due to the current COVID-19 situation, the time is subject to change. Please check the District website for updates. These matters will be considered at such time as this agenda item is considered by the Board of the District.

Questions and/or comments should be directed to Carolyn Scholl at [carolyn@stratagissolutions.com](mailto:carolyn@stratagissolutions.com) not later than May 26, 2020.

**"EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH"**

**BOARD OF EDUCATION**  
 Leslie Ray Bunker • Armando Farias • Laurie K. Humphrey • Eduardo Reyes, ED.D. • Francisco Tamayo

**SUPERINTENDENT**  
 Francisco Escobedo, ED.D.

The Chula Vista Elementary School District is committed to providing equal educational, contracting and employment opportunity to all in strict compliance with all applicable State and Federal laws and regulations. The District's programs, activities, and practices shall be free from discrimination based on race, color, ancestry, national origin, ethnic group identification, age, religion, marital or parental status, physical or mental disability, sex, sexual orientation, gender, gender identity or expression, or genetic information; the perception of one or more of such characteristics, or association with a person or group with one or more of these actual or perceived characteristics. (CVESD Board Policy 0410.) The District office that monitors compliance is the Human Resource Services and Support Office, 84 East J Street, Chula Vista, CA 91910, phone (619) 425-9600, Ext 1340. Any individual who believes s/he has been a victim of unlawful discrimination in employment, contracting, or in an educational program may file a formal complaint with the District's Human Resource Office. CV96116 5/15,22/2020

**CITY OF NATIONAL CITY NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of National City will hold a Public Confirmation of Costs Hearing after the hour of 6:00 p.m., **Tuesday, June 2, 2020**, via live webcast in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, CA, to consider: **THE REPORT OF PROCEEDINGS AND ACCOUNT OF COSTS OF THE WEED ABATEMENT PROGRAM / FIXED CHARGE SPECIAL ASSESSMENTS FOR WORK PERFORMED ON THE PROPERTIES AND IN THE AMOUNTS LISTED BELOW (BY PARCEL NUMBER AND ADDRESS).**

- APN 554-041-08-00, 1459 E. 1<sup>st</sup> St., \$888.26 / APN 556-332-04-00, 629 'A' Ave., \$899.08 / APN 557-092-05-00, 1338-1340 E. 6<sup>th</sup> St., \$1,023.81 / APN 557-102-28-00, 8<sup>th</sup> St., \$895.36 / APN 557-220-63-00, 915 Paradise Knoll Ct., \$883.46 / APN 557-280-08-00, 2016 E. 10<sup>th</sup> St., \$883.46 / APN 557-280-09-00, 2044 E. 10<sup>th</sup> St., \$881.86 / APN 557-380-40-00, 2240 E. Plaza Blvd., \$871.98 / APN 557-430-30-00, 1430 Sheryl Ln., \$877.18 / APN 557-430-41-00, 1420 Sheryl Ln., \$877.18 / APN 558-153-22-00, Palmer St., \$1,200.54 / APN 558-220-35-00, 3040 E. 16<sup>th</sup> St., \$2,079.80 / APN 558-320-22-00, 2112 Rachael Ave., \$2,964.08 / APN 559-101-07-00, 1818 Wilson Ave., \$883.46 / APN 560-064-06-00, National City Blvd., \$874.52 / APN 561-202-02-00, 1905 'K' Ave., \$1,131.58 / APN 562-180-31-00, 101 E. 30<sup>th</sup> St., #A-D, \$3,521.92 / APN 564-010-55-00, 2547 Fenton Pl., \$1,906.31.

**NOTE:** Pursuant to State of California Executive Order N-29-20, the State's Stay at Home Order, and the County Health Order (limiting gatherings), and the resulting precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chamber are **closed to the public**. Anyone interested in this Public Hearing may view the City Council Meeting live on the City's webpage at <https://www.nationalcityca.gov> and may submit written comments via e-mail to [clerk@nationalcityca.gov](mailto:clerk@nationalcityca.gov) by 4:00 p.m. on the day of the City Council Meeting.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing via written correspondence, as stated above, prior to the Public Hearing. (See Chapter 1.36, National City Municipal Code). Any questions regarding this matter should be directed to Mr. Kenny Osborn, Fire Prevention Services at (619) 562-1058 Ext. 303.

Michael Dalla, City Clerk CV96157 5/22/2020

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427-3000

**CITY OF NATIONAL CITY  
NOTICE OF ADOPTION OF ORDINANCE NO. 2020-2481**  
NOTICE IS HEREBY GIVEN THAT on Tuesday, May 19, 2020, the City Council of the City of National City adopted the following Ordinance: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AMENDING SECTION 18.30.320 (PAWN SHOPS AND BUSINESSES ENGAGED IN SECONDHAND DEALING AND/OR THE PURCHASE AND SELLING OF GOLD AND OTHER PRECIOUS METALS) OF TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE.** WHEREAS, pursuant to the terms and provisions of the California Government Code, proceedings were duly initiated for the amendment of the National City Municipal Code ("NCMC"); and WHEREAS, on May 4, 2020, a noticed Public Hearing was held by the Planning Commission, and all persons interested were given the opportunity to be heard by the National City Planning Commission; and WHEREAS, the Planning Commission regularly and duly certified its report to the City Council of National City and has recommended approval of amending NCMC Title 18; and WHEREAS, pursuant to a published 10-day notice of the adoption of said Ordinance, a Public Hearing was held by the City Council on May 19, 2020, and at said Public Hearing, all persons interested were given the opportunity to be heard by the City Council.  
**NOW, THEREFORE, the City Council of the City of National City does ordain as follows:**  
**Section 1.** All protests, if any, against said amendment to the Municipal Code and each of them be and hereby are denied and overruled.  
**Section 2.** Chapter 18.30.320 is hereby amended to read as follows: 18.30.320 - Pawn shops and businesses engaged in secondhand dealing and/or the purchase and selling of gold and other precious metals.  
A. Restrictions.  
1. No pawn shops and businesses engaged in secondhand dealing and/or the purchase and selling of gold and other precious metals shall be located within two thousand feet of another such business. This shall not apply to shopping centers of fifty thousand square feet or more.  
2. Pawn shops and businesses engaged in secondhand dealing and/or the purchase and selling of gold and other precious metals shall be no closer than two hundred fifty feet from residential zones.  
3. No pawn shop or businesses engaged in secondhand dealing and/or the purchase and selling of gold and other precious metals shall be located east of Interstate 805. This shall not apply to shopping centers of fifty thousand square feet or more.  
4. A police permit is required, the processing of which shall comply with Business and Professions Code Section 21641. The Chief of Police shall charge a nonrefundable fee(s) or the required renewal fee(s) to cover the costs of processing the police permit and actual costs incurred to process the application and to collect and transmit the fee charged by the Department of Justice.  
5. A pawn shop or businesses engaged in secondhand dealing and/or the purchase and selling of gold and other precious metals that provides payday lending is not exempt from the regulations of payday lenders.  
6. No more than six (6) pawn shops shall be allowed within National City.  
7. All pawnbrokers and secondhand dealers shall require, at minimum, a secondhand dealer license and shall abide by state-mandated reporting requirements for secondhand tangible personal property as required in the Business and Professions Code.  
a. These requirements shall also be required of retail businesses that offer trade-ins or credit for secondhand tangible personal property.  
**Section 3.** This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

This Ordinance was adopted at the Regular Meeting of May 19, 2020 with the following vote, to-wit: AYES: Cano, Morrison, Quintero, Rios, Sotelo-Solis. NAYS: None. ABSTAIN: None. ABSENT: None.  
Michael Dalla, City Clerk  
CV96359 5/22/2020

**CITY OF CHULA VISTA  
NOTICE TO CONTRACTORS**

PUBLIC NOTICE IS HEREBY GIVEN that the City of Chula Vista, hereinafter referred to as the Agency, invites only electronic bids for the above stated Project and will receive such bids through the vendor PlanetBids until 2:00 p.m. on June 10, 2020 at which time they will be publicly opened through PlanetBids for performing work as follows:

SIDEWALK REPLACEMENT PROGRAM  
FY18/19 AND FY19/20  
CIP#STL0431 AND STL0439

The contractor and its subcontractors are required to pay prevailing wage ("Prevailing Wage Rates") to persons employed by them for work under this Contract.

The plans and specifications are also available online free of charge at:  
[www.chulavistaca.gov/departments/public-works/engineering](http://www.chulavistaca.gov/departments/public-works/engineering)  
Click on 'Bid Opportunities'.  
CV96310 5/22/2020

**CITY OF NATIONAL CITY  
NOTICE OF PUBLIC HEARING  
CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOL AND A CONSISTENCY REVIEW FOR A NEW 7-ELEVEN LOCATED AT  
110 NATIONAL CITY BOULEVARD.  
CASE FILE NO.: 2020-05 CUP, DSP  
APN: 555-020-15**

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, June 1, 2020** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California. (Applicant: Steven Pollock)

Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chambers, are closed to the public. Anyone interested in this public hearing may observe it on the City's website at <http://www.nationalcityca.gov/government/city-clerk/council-webcast>.

The project site is in Development Zone 1A of the Downtown Specific Plan The applicant is proposing to sell beer, wine, and spirits for off-site consumption (Type 21 License) in a new 2,700 square-foot commercial building. The applicant is proposing to demolish the existing 2,171 square-foot liquor store and construct the new 7-Eleven. The existing Type 21 license would transfer to the new business. The proposed hours for the sale of alcohol are 6 a.m. to 2 a.m. daily. Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **June 1, 2020** by the Planning Division, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov).

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.  
CV96222 5/22/2020

**SWEETWATER UNION HIGH SCHOOL DISTRICT  
NOTICE INVITING BIDS  
FOR THE PURCHASE OF SURPLUS DISTRICT PROPERTY**

NOTICE IS HEREBY GIVEN that, pursuant to California Education Code section 17466, the Board of Trustees ("Board") of the Sweetwater Union High School District ("District"), adopted a Resolution of Intention To Sell Property Declared Surplus Located at 435 Third Avenue, Chula Vista, CA on June 25, 2018, and a Resolution Declaring Additional Terms Upon Which the Property Declared Surplus Located at 435 Third Avenue, Chula Vista, CA, Will Be Sold on April 27, 2020, and now invites bids for the purchase of the 2.61 - acre parcel of vacant property located at 435 Third Avenue, in Chula Vista, California, 91910.

Bids for the purchase of the property, along with other mandatory bidder information, will be due by no later than **5:00 pm on Friday, June 5, 2020**. On Monday, June 8, 2020, during the Board's regular meeting, which will be held by video-conference in compliance with COVID-19 social distancing requirements, beginning at 6:00 pm or as soon thereafter as practicable, sealed written bids shall be opened and declared, and oral bids, if any, will be taken from responsible bidders. A final bid will be awarded on June 8, 2020, or within ten (10) days thereafter, unless the Board rejects all bids. Instructions to submit a bid and the bid process, including mandatory bid conditions and mandatory terms and conditions for the purchase of the property, are contained in the Bid Documents available by contacting George Williams, the District's Director of Purchasing, at (619) 585-4459 or [George.Williams@sweetwaterschools.org](mailto:George.Williams@sweetwaterschools.org). No bids will be entertained from any person or organization that has not met the mandatory conditions described in the Bid Packet. Information on how to attend the Board meeting by video-conference can be found on the District's website at the following link: [www.Sweetwaterschools.org](http://www.Sweetwaterschools.org)  
Deanne Vicedo  
Clerk of the Governing Board  
Sweetwater Union High School District  
San Diego County, California  
CV96110 5/15,22,29/2020

**CITY OF NATIONAL CITY  
NOTICE OF ADOPTION AND SUMMARY OF ORDINANCE NO. 2020-2482**

NOTICE IS HEREBY GIVEN that at their Regular Meeting held on **Tuesday, May 19, 2020**, the City Council of the City of National City adopted Ordinance No. 2020-2482: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADDING CHAPTER 2.75, TITLED, "ELECTION CAMPAIGN REGULATIONS", TO THE NATIONAL CITY MUNICIPAL CODE.**

The adopted Ordinance establishes Election Campaign Regulations which set limits on the amount of money that may be contributed to political campaigns in National City elections. The adopted Ordinance is a supplement to the provisions of State law with regard to the making, acceptance, expenditure, and reporting of campaign contributions.

The Ordinance was introduced at the Regular Meeting of May 5, 2020 and adopted at the Regular Meeting of May 19, 2020 with the following vote, to-wit: AYES: Cano, Quintero, Rios, Sotelo-Solis. NAYS: Morrison. ABSTAIN: None. ABSENT: None.

A full text copy of the adopted Ordinance may be viewed at the City's webpage at <https://www.nationalcityca.gov/government/city-clerk> or a copy can be mailed upon written request.

Michael Dalla, City Clerk  
CV96364 5/22/2020

**CITY OF NATIONAL CITY  
NOTICE OF PUBLIC HEARING AND ADOPTION OF RESOLUTION NO. 2020-87  
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY  
DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING  
ON JUNE 2, 2020, AND TO LEVY AND COLLECT ASSESSMENTS  
FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 (MILE OF CARS)  
FOR FISCAL YEAR 2020/21**

WHEREAS, the City Council previously completed its proceedings in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") to establish the City's Landscape Maintenance District No. 1 (Mile of Cars) (the "Assessment District"); and WHEREAS, the City of National City has retained a consultant for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file the annual Engineer's Report.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL, AS FOLLOWS:**

1. Intention: The Council hereby declares its intention to levy and collect assessments within the Assessment District to pay the costs of the Improvements for the fiscal year commencing July 1, 2020 and ending June 30, 2021. The Council finds that the public's best interest requires such action.
2. Improvements: The Improvements include, but are not limited to: landscape planting and irrigation, colored hardscape, lighting systems, graphic panels, banners and signage, painted crosswalks, and street furniture. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.
3. Assessment District Boundaries: The boundaries of the Assessment District are as shown by the assessment diagram filed in the Office of the City Clerk, which map is made a part hereof by reference.
4. Annual Report: Reference is made to the Engineer's Report prepared by the consultant, on file with the Clerk, for a full and detailed description of the improvements, the boundaries of the Assessment District, and the proposed assessments upon assessable lots and parcels of land within the Assessment District.
5. Notice of Public Hearing: The Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with Section 22629 of the Act. All objections to the assessment, if any, will be considered by the City Council. A live webcast of the Public Hearing scheduled for **Tuesday, June 2, 2020** at 6:00 p.m., or as soon thereafter as is feasible, may be viewed on the City's website at [www.nationalcityca.gov](http://www.nationalcityca.gov). Written comments or testimony from the public must be submitted via e-mail to [clerk@nationalcityca.gov](mailto:clerk@nationalcityca.gov) by 4:00 p.m. on the day of the City Council Meeting. The City Council further orders the City Clerk to publish notice of this Resolution in accordance with Section 22626 of the Act.
6. Increase of Assessment: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in Section 54954.6 of the Government Code).

PASSED and ADOPTED this 5th day of May, 2020.

**NOTE:** Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chambers, are closed to the public.

Michael Dalla, City Clerk  
CV96073 5/22/2020

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**Legal Notices-STAR**

on APR 22 2020  
CV96040  
5/15,22,29,6/5/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007811**  
**MG Mobile Notary Service and Public Desk** located at 2045 Ilex Ave #203, San Diego, CA 92154. Registrant: Maria G Llamas, 2045 Ilex Ave #203, San Diego, CA 92154. This business is conducted by: Individual. The first day of business was: N/A  
Signature: Maria G Llamas  
Statement filed with Recorder/County Clerk of San Diego County on APR 27 2020  
CV96041  
5/15,22,29,6/5/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007970**  
**South San Diego Veterinary Hospital** located at 2910 Coronado Ave, San Diego, CA 92154. Registrant: Jacqueline Kay McAndrew, 771 Melrose Ave, Chula Vista, CA 91910. This business is conducted by: Individual. The first day of business was: 10/12/1984  
Signature: Jacqueline Kay McAndrew  
Statement filed with Recorder/County Clerk of San Diego County on MAY 01 2020  
CV96096  
5/15,22,29,6/5/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007959**  
**Black Maze Entertainment** located at 7885 Blackpool Rd, San Diego, CA 92114. Registrant: Christa Angelyn Rew, 7885 Blackpool Rd, San Diego, CA 92114. This business is conducted by: Individual. The first day of business was: N/A  
Signature: Christa Angelyn Rew  
Statement filed with Recorder/County Clerk of San Diego County on MAY 01 2020  
CV96163  
5/22,29,6/5,12/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008188**  
**P R Cordero International** located at 1115 Monserate Avenue, Chula Vista, CA 91911. Registrant: Patricia Cordero, 1115 Monserate Avenue, Chula Vista, CA 91911. This business is conducted by: Individual. The first day of business was: 04/25/2020  
Signature: Patricia Cordero  
Statement filed with Recorder/County Clerk of San Diego County on MAY 11 2020  
CV96169  
5/22,29,6/5,12/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9007956**  
**Brave Supplies Now** located at 693 Palomar Street #22, Chula Vista, CA 91911. Registrant: Rosales Enterprises Inc., 693 Palomar Street #5, Chula Vista, CA 91911. This business is conducted by: Corporation. The first day of business was: 04/10/2020  
Signature: Esther Rosales, President  
Statement filed with Recorder/County Clerk of San Diego County on MAY 01 2020  
CV96170  
5/22,29,6/5,12/2020

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**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008138**  
**Realty Buy Denise** located at 444 Anita Street #27, Chula Vista, CA 91911. Registrant: Denise R Kosterlistzky, 444 Anita Street #27, Chula Vista, CA 91911. This business is conducted by: Limited Liability Company. The first day of business was: 01/01/2020  
Signature: Denise Kosterlistzky, CEO/Owner  
Statement filed with Recorder/County Clerk of San Diego County on MAY 08 2020  
CV96203  
5/22,29,6/5,12/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008529**  
**Minnie's Crafting Corner** located at 122 Shady Oak Rd., San Diego, CA 92114. Registrant: Any Vindel-Del Rio & Ruben Del Rio, 122 Shady Oak Rd., San Diego, CA 92114. This business is conducted by: Co-Partners. The first day of business was: N/A  
Signature: Any Vindel-Del Rio  
Statement filed with Recorder/County Clerk of San Diego County on MAY 15 2020  
CV96269  
5/22,29,6/5,12/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008042**  
**Vibewest Clothing** located at 1011 Beyer Way Spc #26, San Diego, CA 92154. Registrant: Joey C. Alvarez, 1011 Beyer Way Spc #26, San Diego, CA 92154. This business is conducted by: Individual. The first day of business was: N/A  
Signature: Joey C. Alvarez  
Statement filed with Recorder/County Clerk of San Diego County on MAY 05 2020  
CV96306  
5/22,29,6/5,12/2020

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2020-9008073**  
**Good Life Counseling & Wellness** located at 2580 Caramaran Way, Chula Vista, CA 91914. Registrant: Veronna Bonggat Dizon, 918 Lafayette Place, Chula Vista, CA 91913. This business is conducted by: Individual. The first day of business was: 04/01/2020  
Signature: Veronna Bonggat Dizon  
Statement filed with Recorder/County Clerk of San Diego County on MAY 06 2020  
CV96342  
5/22,29,6/5,12/2020

**Legal Notices-STAR**

A.P.N.: 629-100-21-26  
Trustee Sale No.: 2020-1000 NOTICE OF UNIFIED TRUSTEE'S SALE You Are In Default Under A Deed Of Trust Dated 4/24/2017 And Security Agreement Dated 4/24/2017. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. On 6/4/2020, 10:30 AM, S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as duly appointed Trustee under and pur-

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suant to Deed of Trust recorded on 5/5/2017, as Document No. 2017-0204028, Book XX, Page XX, of Official Records in the Office of the Recorder of San Diego, California, executed by PACIFIC WILD SHRIMP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor, PACIFIC COMMERCE BANK, as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER (payable at time of sale in lawful money of the United States, by a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CALIFORNIA 92020, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: EXHIBIT "B" LEGAL DESCRIPTION A Condominium Comprised of: Parcel A: An undivided 1.761% (one and seven hundred sixty one one-thousandths percent) interest as tenant-in-common in and to the cloud common area located within Parcel 1 of Parcel Map No. 20110, in the City of Chula Vista, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on September 19, 2006, and as shown on the amended and restated Condominium Plan for Chula Vista Commerce Center recorded May 23, 2007 as Instrument No. 2007-0350886 of official records, San Diego County, California, (the "Plan") and as defined in that certain declaration of covenants, conditions and restrictions and reservation of easements for Chula Vista Commerce Center recorded November 02, 2006 as Instrument No. 2006-0781428, the certificate of amendment to declaration of covenants, conditions and restrictions and reservation of easements for Chula Vista Commerce Center, recorded January 05, 2007 as File No. 2007-0010263, and the certificate of second amendment to declaration of covenants, conditions and restrictions and reservation of easements for Chula Vista Commerce Center, recorded May 23, 2007 as File No. 2007-0350887, all of official records (Collectively, the "Declaration"). Parcel B: Unit 504, as shown on the Plan, together with any appurtenant "Exclusive Use Common Area," as defined in the Declaration. Excepting therefrom non-exclusive easements as defined and described in the declaration. A.P.N.: 629-100-21-26 The property heretofore de-

**Legal Notices-STAR**

scribed is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3521 MAIN STREET #504, CHULA VISTA, CA 91911 The undersigned Trustee disclaims any liability for any incorrectness of the street address and 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 trustee within 10 days of the date of first publication of this Notice of Sale. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of trust, estimated fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust, to-wit: \$656,126.52 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604 et seq., and to include in the nonjudicial foreclosure of the real property interest described in the Security Agreement dated 04/24/2017, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to evoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, as Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. See the Deed of Trust, if applicable. The personal property which was given as security for trustor's obligation is described as PURCHASE MONEY SECURITY INTEREST IN SPECIFIC EQUIPMENT SHOWN ON ATTACHED EXHIBIT "A" Exhibit A PERSONAL PROPERTY DESCRIPTION Quotation No. PWS-00001 Attn: Mr. Pablo Ozuna Dear Mr. Ozuna Buckland Refrigeration is pleased to present the following quotation for your consideration: Project Location: 3521 Main St #504 Walk In freezer I cooler combo with insulated slab in freezer Overall outside dimensions freezer - 5'F/-10 °F: 24'0" Wide 30'0" Long 18' High Overall outside dimensions Cooler + 35°F: 5'6" Wide 6'0" Long 8'4" High NO WOOD CONSTRUCTION Walk In

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Freezer/Cooler o High Density Urethane NSF o 4" frame- Class 1 polyurethane o Stucco Galvanized Interior and exposed exterior o Unexposed Exterior: Stucco Galvanized Floor Freezer o Sub-Floor Materials: 6" high density, 48" x 96" Rmax stock board urethane, 6 mil Visqueen vapor barrier, pressure treated 2" x 6" 15# building felt and asphalt emulsion o Pit by Other . No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is" "where is". The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. 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 714-730-2727 or visit this Internet Web site www.lpsasap.com, using the file number assigned to this case, CA-FCH-19019089. 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. On June 5, 2020, at 10:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by LATIF A. ZOURA AND IKHLASS ZOURA, TRUSTEES OF THE

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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. Date: 4/30/2020. S.B.S TRUST DEED NETWORK, A CALIFORNIA CORPORATION 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Colleen Irby, Trustee Sale Officer (05/15/20, 05/22/20, 05/29/20 | TS#2020-1000 SDI-18404)  
C V 9 5 8 6 6  
5/15, 22, 29/2020

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/21/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-FCH-19019089 NOTE: PURSUANT TO 2923.3(C) THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED (PURSUANT TO CIVIL CODE SECTION 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.) 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 714-730-2727 or visit this Internet Web site www.lpsasap.com, using the file number assigned to this case, CA-FCH-19019089. 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. On June 5, 2020, at 10:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by LATIF A. ZOURA AND IKHLASS ZOURA, TRUSTEES OF THE

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ZOURA FAMILY TRUST, INITIALLY CREATED THE 8TH DAY OF OCTOBER, 2009, as Trustors, recorded on 3/24/2017, as Instrument No. 2017-0134689, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 629-060-59-00 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604(1) OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST. The following described property: All that certain Real Property located in the County of San Diego, State of California, described as follows: That portion of the West half of the Southwest Quarter of the Northwest Quarter of Section 23, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to Official Plat thereof, described as follows: Beginning at the Southeast corner of the North 40.00 feet of the West half of said Southwest Quarter of the Northwest Quarter; thence along the South line of said North 40.00 feet, North 89° 40' 05" West 70.00 feet; thence South 0° 19' 55" West 135.00 feet; thence South 89° 40' 05" East 70.83 feet to the East line of said West half of the South-

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West Quarter of the Northwest Quarter thence along said East line North 0° 01' 05" East 135.00 feet to the point of beginning. The above described land being that certain Parcel designated 0.218 acres of record of Survey No. 7274, filed in the Office of County recorder of San Diego County. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 3189 MAIN ST., CHULA VISTA, CA 91911. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,572,189.82. 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. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.lpsasap.com Dated: 5/8/2020 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE LILIAN SOLANO, Trustee Sale Officer A-4723957 0 5 / 1 5 / 2 0 2 0 , 0 5 / 2 2 / 2 0 2 0 , 0 5 / 2 9 / 2 0 2 0 , C V 9 6 0 3 6  
5/15, 22, 29/2020

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/21/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE OF TRUSTEE'S SALE

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Trustee's Sale No. CA-FCH-19019090 NOTE: PURSUANT TO 2923.3(C) THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED [PURSUANT TO CIVIL CODE Section 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.] 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

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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 714-730-2727 or visit this Internet Web site www.lpsasap.com, using the file number assigned to this case, CA-FCH-19019090. 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. On June 5, 2020, at 10:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK

**Legal Notices-STAR**

FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by LATIF A. ZOURA AND IKHLASS ZOURA, TRUSTEES OF THE ZOURA FAMILY TRUST, INITIALLY CREATED THE 8TH DAY OF OCTOBER, 2009, as Trustors, recorded on 3/24/2017, as Instrument No. 2017-0134692, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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

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5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be

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greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 629-060-72-00 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604(1) OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST. The following described property: All that certain Real Property located in the County of San Diego, State of California, described as follows: Parcel A: Parcel 1 of Parcel Map No. 10674 in the County of San Diego, State of California, as filed in Office of the County Recorder of said San Diego County, November 6, 1980 as File No. 80-375149. Parcel B: An easement and right of way for public utility purposes over, under, along and across a strip of land 10.00 feet in width within Parcel 2 of Parcel Map 10674, in the County of San Diego, State of California, filed in the Office of the County Recorder of said San Diego County, November 6, 1980 as File No. 80-375149 of Official Records, the Southerly and Easterly line of said strip being described as follows: Beginning at the Southwest corner of said Parcel, thence along the boundary of said Parcel as follows: North 89° 35' 06" East, 126.36 feet; North 01° 24' 54" West, 11.00 feet; North 88° 35' 06" East, 21.73 feet to the beginning of a Non-Tangent 851.00 foot radius curve, concave Southerly, a radial line of said curve bears North 01° 24' 54" West to said point; and Easterly along the Arc of said curve through a central angle of 01° 06' 50" a distance of a 16.54 feet to the most Easterly, Southeast corner of said Parcel 2. Also a similar easement over, under, across the Westerly 10.00 feet thereof. The easement hereinabove is for the use and benefit of and is hereby declared to be appurtenant to all or any portions of Parcels 1 and 3 of said Parcel Map No. 10674. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 3151 MAIN ST., CHULA VISTA, CA 91911. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,055,007.98. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

**Legal Notices-STAR**

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. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.lpsasap.com Dated: 5/8/2020 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE Lillian Solano, Trustee Sale Officer A-4723959 0 5 / 1 5 / 2 0 2 0 , 0 5 / 2 2 / 2 0 2 0 , 0 5 / 2 9 / 2 0 2 0 C V 9 6 0 3 7 5 / 1 5 , 2 2 , 2 9 / 2 0 2 0

**Legal Notices-STAR**

date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.lpsasap.com, using the file number assigned to this case, CA-FCH-19019116. 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. On June 5, 2020, at 10:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ALLEN ZOURA AND LAYNE K. ZOURA, as Trustors, recorded on 1/11/2019, as Instrument No. 2019-0012758, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 595-801-10-00 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604(1) OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST. The

**Legal Notices-STAR**

following described property: All that certain Real Property located in the County of San Diego, State of California, described as follows: Parcel 1: Lot 48 of City of Chula Vista Tract No. 01-09, Eastlake III Woods Neighborhoods WR-2, WR-5 and a portion of WR-4, Phase 1, as shown on Map No. 14579, Recorded April 29, 2003, in the Office of the San Diego County Recorder, State of California. Parcel 2: A Non-Exclusive Easement, in common with other owners, for ingress, egress, use and enjoyment, over, in, to, and throughout the community common area pursuant to the terms of the declaration, which Easement is appurtenant to the Lot described above. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 2827 SHENANDOAH DR., CHULA VISTA, CA 91914. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,055,007.98. 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. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.lpsasap.com Dated: 5/8/2020 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE Lillian Solano, Trustee Sale Officer A-4723966 0 5 / 1 5 / 2 0 2 0 , 0 5 / 2 2 / 2 0 2 0 , 0 5 / 2 9 / 2 0 2 0 C V 9 6 0 3 8 5 / 1 5 , 2 2 , 2 9 / 2 0 2 0

**T.S. No.: 2020-00390-CA**

**A.P.N.:620-301-11-00**  
**Property Address:**  
**227 EAST PAISLEY STREET, CHULA VISTA, CA 91911**

**NOTICE OF TRUSTEE'S SALE**

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

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/05/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: JEANETTE BACHUS, AN UNMARRIED WOMAN, Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 04/18/2007 as Instrument No. 2007-0261146 in book ---, page--- and of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 07/17/2020 at 09:00 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, reasonably estimated costs and other charges: \$ 594,946.69

**NOTICE OF TRUSTEE'S SALE**

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 227 EAST PAISLEY STREET, CHULA VISTA, CA 91911 A.P.N.: 620-301-11-00

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold

and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 594,946.69.

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

**NOTICE OF TRUSTEE'S SALE**

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

resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2020-00390-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.

Date: May 8, 2020  
Western Progressive, LLC, as Trustee for beneficiary  
C/o 1500 Palma Drive, Suite 237  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

CV96074  
5/15,22,29/2020