

Classified
Hotline:
441-1440

Call before 5 p.m.
Wednesday to
place your ad.

CLASSIFIEDS

BY PHONE / FAX:

Call 441-1440 Monday through Friday from 8:30 a.m. to 5 p.m. or fax any time to 426-6346. Our classified advisor will take your call or fax and help with ad placement and wording. We accept American Express, Discover Card, MasterCard and Visa.

IN PERSON:

Come in to 296 Third Ave., Chula Vista, any time between 8:30 a.m. and 5 p.m. Monday through Friday.

Ad Rates & Information

The Star-News is an audited newspaper published every Friday with a circulation of 33,500.

The Star-News reserves the right to revise or restrict any advertising it deems unacceptable.

LINE RATE:
\$4 per line per week
with a 3 line minimum

GARAGE SALE RATE:
\$15 for 5 lines
for 1 week

ERRORS: Be sure to check your ad the first day it appears. The Star-News is not responsible for more than one incorrect insertion. Adjustment can be made only for the portion of the ad that is in error.

CANCELLATION: Cancellation of an ad after placement can be made before 4:30 p.m. Wednesday and will be assigned a cancellation number. If an ad appears after a cancellation number is issued, customer must have the number for verification or no credit will be issued.

Tips for writing an effective ad

BE DESCRIPTIVE. List the features of your product or service that make it different from others in the same category. Include price and brand, if applicable.

AVOID ABBREVIATIONS other than standard ones, they can confuse the reader and abbreviate your results.

INCLUDE YOUR PHONE number and the best time to reach you. Make the ad easy to read and respond to in order to get the best results.

NEW BUSINESS?

Renewing Your Business Name?

Publish Your

FICTITIOUS BUSINESS NAME STATEMENT

\$41

FOR AS LITTLE AS **\$41** FOR ALL 4 WEEKS

Once you file with us ... you're done!

FILE BY MAIL, EMAIL OR WALK-IN

296 Third Ave., Chula Vista • 427-3000

staff@thestarnews.com

(FBNs are non-refundable)

Having A Garage Sale?

Make it a BIG EVENT for just \$5



Get up to
15 lines
with a
border

Call today!
441-1440

SOME RESTRICTIONS
MAY APPLY

CHANGING YOUR NAME?

We will publish your name change

\$150 for 4 weeks

with proof of publishing.

For more information
call The Star-News

619-427-3000

SELL IT QUICK CLASSIFIED FORM

One item, two weeks, three lines published absolutely FREE in The Star-News!

Items for sale must be \$100 or less.

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

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

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

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

DEADLINE: 4 P.M. WEDNESDAY

Mail or deliver in person to: Sell It Quick • 296 Third Ave. • Chula Vista, CA 91910 • Fax to: (619) 441-0020

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PETITIONER: SEAN TIBBS
RESPONDENT: ALEJANDRA TIBBS
AMENDED PETITION FOR DISSOLUTION (DIVORCE) OF MARRIAGE
CASE NUMBER: 22FL008457S

LEGAL RELATIONSHIP: We are married. **RESIDENCE REQUIREMENTS:** Petitioner has been a resident of this state for at least six months and of this county for at least three months immediately preceding the filing of this Petition.

STATISTICAL FACTS: Date of marriage: 01/01/2020 Date of separation: 06/28/2022 Time from date of registration of domestic partnership to date of separation: 2 years, 5 months.

MINOR CHILDREN: The minor children are:

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ALEJANDRA TIBBS 12/15/2014 Age 8
NICOLE TIBBS 07/13/2020 Age 2
ISABELLA TIBBS 09/22/2021 Age 1
c. If any children listed above were born before the marriage or domestic partnership, the court has the authority to determine those children to be children of the marriage or domestic partnership.

d. If there are minor children of Petitioner and Respondent, a completed Declaration Under Uniform Child Custody Jurisdiction and Enforcement Act (UCCJEA)(form FL-105) must be attached. **LEGAL GROUNDS:** Divorce of the marriage or domestic partnership based on irreconcilable differences.

CHILD CUSTODY AND VISITATION (PARENTING TIME)

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a. Legal custody of children to Petitioner
b. Physical custody of children to Petitioner
c. Child Visitation (parenting time) be granted to Respondent
CHILD SUPPORT

a. a. If there are minor children born to or adopted by Petitioner and Respondent before or during this marriage or domestic partnership, the court will make orders for the support of the children upon request and submission of financial forms by the requesting party.
b. An earnings assignment may be issued without further notice.
c. Any party required to pay support must pay interest on overdue amounts at the "legal" rate, which is currently 10 percent.

SPOUSAL OR DOMESTIC PARTNER SUPPORT
a. Spousal or domestic

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partner support payable to Petitioner
b. Terminate (end) the court's ability to award support to Respondent
SEPARATE PROPERTY: b. Confirm as separate property the assets and debts in the following list. All property owned before marriage; all property acquired during marriage by gift, bequest, devise, or descent; and all property acquires since the date of separation, including all rents, profits, and accumulations attributable to or traceable therefrom.

COMMUNITY AND QUASI-COMMUNITY PROPERTY: b. determine rights to community and quasi-community assets and debts. All such assets and debts are listed as follows: All property acquired during the marriage and the rents,

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profits, and accumulations therefrom, including, but not limited to, the real property located at 1951 Pavilion Lane, Chula Vista, CA 91915, excluding any property acquired during marriages by gift, bequest, devise, or descent. Petitioner will serve a Declaration of Disclosure upon Respondent, which will set forth the community Property assets and debts with the estimated fair market value.

OTHER REQUESTS:
a. Attorney's fees and costs payable by Respondent
c. Other: Petitioner requests leave of Court to amend this Petition. Petitioner requests a Statement of Decision on all contested issues pursuant to Code of Civil Procedure §632. I HAVE READ THE RESTRAINING OR-

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DERS ON THE BACK OF THE SUMMONS, AND I UNDERSTAND THAT THEY APPLY TO ME WHEN THIS PETITION IS FILED. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Petitioner /s/ Sean Tibbs
Date: 04/14/2203
Attorney /s/ Shirin Asgari, CFLS

REQUEST FOR ORDER CHILD SUPPORT CASE NO. 22FL008457S

NOTICE OF HEARING TO ALEJANDRA TIBBS, Respondent A COURT HEARING WILL BE HELD AS FOLLOWS: 06/13/2024 1:45PM DEPT 6, 500 3RD AVENUE, CHULA VISTA, CA 91910. **WARNING to the per-**

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son served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request the Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.)

TRIAL ON ALL ISSUES CASE NO. 22FL008457S

NOTICE OF HEARING TO ALEJANDRA TIBBS, Respondent A COURT HEARING WILL BE HELD AS FOLLOWS: 06/13/2024 1:45PM, DEPT 6, 500 3RD AVENUE, CHULA VISTA, CA 91910. **WARNING to the responding party: The**

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court may make the requested orders without you if you do not file responsive documents regarding your requests of the court and serve a copy on the other parties at least five court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing.

C V 1 3 9 5 5 2
3/22,29,4/5,12/2024

FICTITIOUS BUSINESS NAME STATEMENT NO. 2024-9003560

Lopez Bobcats Located at 4760 Seawater Ln, San Diego, CA 92154. This business is registered by the following: Alex Lopez, 4760 Seawater Ln, San Diego, CA 92154. This business is conducted by: Individual. The first day of business was: 04/01/2014



ESOTERIC ASTROLOGY AS NEWS FOR WEEK APRIL 10 - 16, 2024

THE ARIES SOLAR ECLIPSE EFFECTS CONTINUE

April 1st began with Mercury stAlthough the total solar (Sun was hidden) eclipse occurred last Monday, April 8th, the effects of the eclipse did not end on that day. Eclipses are in effect for six months - three before the eclipse and three after. That means the effects of the Aries solar eclipse will continue until the beginning of July, up to and past the birthday of the United States. A new Renaissance is needed with our people, in our country and our world. This eclipse (total solar in Aries) is a sacred holy observance. It was/is a reset. Especially occurring during the Mercury retrograde in Aries. Past, present and future united.

Aries is the sign of leadership, courage, strength - initiating all things new. Aries calls each of us to stand up and be brave. Sun, Moon, Mercury, Venus, Chiron all in fiery Aries. This is a collective of energies calling humanity forth. The path of the once again swept across the United States, highlighting its spiritual task, that of "standing in the Light and leading humanity towards that Light."

After the quiet, darkness, silence and contemplation brought to us from the eclipse, a forging of a new path forward began. It is subtle. Into the new era of Aquarius.

In that it was a new moon, there is a new seed of creation forming. That which essentially is no longer available, no longer useful, falls away. That which is needed now has time and place to come forth. It is a transformational time for everyone.

Leo, the individual, now is to take central stage.

The Aquarian Age asks of it opposite sign, Leo (creativity of each individual) to come forth fully into the light. So that there can be a

rebirth of the human spirit in terms of creativity - in all the endeavors of humanity. The time after the eclipse is a time of growth. The celestial realm has provided a link in our great chain of being. So that humanity can have a new vision. Each individual coming forth with their talents and gifts and offering them to the building of the new culture and civilization of Aquarius. A new Renaissance.

Calling humanity -
From darkness to light.
From the unreal to the real.
From the unknown to the known.
From death to Immortality
From chaos to Beauty.
Over time.

ARIES: Life is changing rapidly with so many lights in your sign. So you may feel like you're up and down, in and out, here, there and everywhere. The energies are fiery and dynamic leading to excessive activities and possible exhaustion. Attempt a bit of contemplation, focusing within your heart. This allows all new ideas to filter through your minds. Always ask, before acting, "Is this bringing forth Goodwill?" It is goodwill that navigates you through these tumultuous times.

TAURUS: You are like a professor in serious study, attempting to sort out details, feelings, instincts, and intuitions for the road ahead. The main key is truth. You may not know why you feel a certain way. However you must still express to others what is on your mind. You know the path is yet to be discovered because the past hasn't caught up to the present/future. You know to move forward without right timing is foolish. Later you'll know how and why you felt

these ways. Have courage.

GEMINI: It's good not to be discouraged. Love's hiding away so you can assess your wants, needs, and aspirations. Pleasure also seems to be hidden, delayed until just the right time to come out and play with you. Be very aware of the Aries solar eclipse. Know that love pours down on all of humanity during these times, and since you're Gemini, you're in the direct pathway to receive it. Contact friends and make this contact a weekly endeavor. You need friends now.

CANCER: It is important to nurture your sense of self, your past, present and future. And so, anything unresolved with family, friends, intimates and relationships (including those who have died) will reappear through feelings, thoughts, emotions, dreams and memories. Reconnect with forgiveness and with grace and remember there actually is no death. Just disappearance for a while. During this Aries time, ideas from the mind of God will be impressed upon your mind. Remain attentive.

LEO: It's almost as if you need a ship to navigate the rough tides going in and out of your life. See yourself at the seashore, building a fire close to the water's edge. Then contemplate both elements - fire and water. Together, they create a new reality, new creative identity and a new life direction. The challenge will be maintaining an inner poise if and when emotions arise. Talk with someone who loves you. And focus on cultivating all your talents and gifts. The new era will be calling soon for them.

VRIGO: You are able to be practical as well as creative with the use of

money and finances. You are also organized when it comes to day-to-day events, plans, connections and agendas. Should you feel like an inner explosion is about to occur, you cultivate an inner focus which brings forth caution and care and balance and harmony. The days and weeks ahead are paradoxical. Stand in the middle where the light is. That will become your true adventure.

LIBRA: You contemplate and assess who you are and what you're able to provide to others, especially those close to you. You also review the opposite, asking yourself what exactly you need. Sometimes realizations can be difficult especially for Librans who seek balance and harmony above conflict, ease above constant change. Perhaps you are seeking more meaning and closeness and yet a new level of freedom. Quite a dilemma. Maintain more silence in order to do more listening. Listen with the heart. You will learn a lot. Silence and listening harmonize.

SCORPIO: Find ways to release the tension in your body, not necessarily through words but through exercise - walking, running, swimming, tennis, pickle ball, boating, cooking, music, etc. These help you express yourself. It's most important that movement occurs for it will sustain and stabilize any highly emotional trigger points. Daily life stresses make you feel like escape is necessary. Yes, do escape into the world of movement or music. Dancing helps too. Learn the Shuffle.

SAGITTARIUS: Focusing on health during springtime is a good choice. It prepares us for the rest of the year. Think prevention. Study Ayurveda. The eclipse offers you a new sense of creative identity. You recognize when

you are loving and truly mindful, your communication infuses others with strength and enthusiasm. Ponder upon your effects on others during the weeks and months ahead. This is a most potently inspiring and artistic time for you. How will you use your time?

CAPRICORN: As you tend to needed domestic structures and disciplines a small voice, becoming louder and stronger, will begin to call for a release from restriction, for more freedom and time to be yourself. Be aware of this and also be careful with communication. You could become impatient and say things you later regret. You may work harder and longer to the point that exhaustion follows. Don't allow this to occur. In all ways you are valuable. And before tending to others, tend to yourself. That is practical.

AQUARIUS: It is important to maintain strict limits and agendas so time and money are not wasted. This is a discipline to be cultivated. When we have no discipline things fall to the wayside. We lose valuable time. Should you need anything, ask for it. Realize your communication abilities are excellent. Ask and it's given. Alternately, give and more will be asked of you. Both must occur. Think on your foundations and the goodness they provided. This goodness rules your life. Goodwill and gratitude heal us.

PISCES: What Pisces communicates often affects many people. In all ways and at all times, it's important to tell the truth about your experiences. Let people know both your inner and outer realities. There is most likely a challenging situation in your life now. Move toward it with grace and apply to it a loving will(ingness). Great good will come of it. Remember this when the road becomes difficult, rock-strewn, unsteady and unstable. It will only be for a short amount of time. Read Psalm 37.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.org.

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FICTITIOUS BUSINESS NAME STATEMENT NO. 2024-9007761 Business Tech Solution Located at 6051 Business Center Ct, San Diego, CA 92154. This business is registered by the following: Adrian A Vargas, 6051 Business Center Ct, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: 04/01/2024 Signature: Adrian A Vargas Statement filed with the Recorder/County Clerk of San Diego County on: 04/10/2024 CV141326 4/12,19,26,5/3/24

FICTITIOUS BUSINESS NAME STATEMENT NO. 2024-9007758 Rose Way Life Insurance Agency Located at 3738 Holiday Court, Chula Vista, CA 91911. This business is registered by the following: Conita Rose Marrs, 3738 Holiday Court, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 04/01/2024 Signature: Conita Rose Marrs Statement filed with the Recorder/County Clerk of San Diego County on: 04/10/2024 CV141327 4/12,19,26,5/3/24

FICTITIOUS BUSINESS NAME STATEMENT NO. 2024-9004609 Vally Residential Located at 2458 Doubletree Rd, Spring Valley, CA 91978. This business is registered by the following: West Coast Residential LLC, 5971 Latimer Ct, San Diego, CA 92114. This business is conducted by: Limited Liability Company The first day of business was: 02/13/2024 Signature: Karimu Johnson, President Statement filed with the Recorder/County Clerk of San Diego County on: 03/01/2024 CV141328 4/12,19,26,5/3/24

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APN No. 643-610-27-38 Trustee Sale No. 2023-1632 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 9/12/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 4/29/2024 at 10:30 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 9/19/2023 as Document No. 2023-0253511 Book Page of Official Records in the Office of the Recorder of San Diego County, California, The original owner: B R A N D O N T P E T T W A Y The purported current owner:

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B R A N D O N T P E T T W A Y W I L L S E L L A T P U B L I C A U C T I O N T O T H E H I G H E S T B I D D E R 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 under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 2249 BIRDS NEST LANE CHULA VISTA CA 91915-1955 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$12,528.87 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, WINDING-WALK MASTER ASSOCIATION under said Notice of Delinquent Assessment 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 con-

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tacting 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2023-1632. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2023-1632 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. THE PROPERTY IS BEING SOLD SUBJECT TO

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THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 3/21/2024 S.B.S. Lien Services 31194 La Baya Drive, suite 106 Westlake Village, California 91362 (818) 991-4600 BY: Annissa Young, Sr. Trustee Sales Officer (TS# 2023-1632 SDI-29700) C V 1 4 0 7 8 0 3/29,4/5,12/2024 T.S. No. 23-66724 APN: 560-282-11-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2017. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JOSE J. MORENO, AN UNMARRIED MAN AND ROSALINDA MORENO, AN UNMARRIED WOMAN. Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 11/1/2017, as Instrument No. 2017-0509077, of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 5/3/2024 at 9:00 AM Place of Sale: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$203,261.07 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 2112 D AVENATIONAL CITY, CALIFORNIA 91950 De-

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scribed as follows: As more fully described on said Deed of Trust A.P.N #: 560-282-11-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website www.auction.com, using the file number assigned to this case 23-66724. 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

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to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website www.auction.com/sb1079, using the file number assigned to this case 23-66724 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 3/25/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 39772 Pub Dates 03/29, 04/05, 04/12/2024 C V 1 4 0 8 1 1 2/3/29,4/5,12/2024 NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 0000009806845 Title Order No.: 230200238 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/22/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/24/2018 as Instrument No. 2018-0211663 of official records in the office of the County Recorder of SAN DIEGO COUNTY, State of CALIFORNIA. EXECUTED BY: JOSE LUIS ROBLES AND CAROLINA ROBLES, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful

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money of the United States). DATE OF SALE: 05/17/2024 TIME OF SALE: 9:00 AM PLACE OF SALE: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, Entrance of the East County Regional Center. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 213 OTAY VALLEY ROAD UNIT A, CHULA VISTA, CALIFORNIA 91911 APN#: 624-410-09-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$318,840.16. 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

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Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000009806845. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 0000009806845 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 04/02/2024 A F N 4 8 1 3 7 6 3 0 4 / 1 2 / 2 0 2 4 , 0 4 / 1 9 / 2 0 2 4 , 0 4 / 2 6 / 2 0 2 4 C V 1 4 1 1 1 1 4 / 1 2 , 1 9 , 2 6 / 2 0 2 4