

Legal Notices-STAR

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009499**

**EC Home Repairs and Remodels** Located at 4370 Palm Ave D445, San Diego, CA 92154. This business is registered by the following: Enrique A Celis, 4370 Palm Ave D445, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: 05/14/2025 Signature: Enrique A. Celis

Statement filed with the Recorder/County Clerk of San Diego County on: 05/14/2025 CV153388 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010038

**ID Baja** Located at 1717 Via Capri, Chula Vista, CA 91913. This business is registered by the following: Diana A. Prado, PO Box 431341, San Ysidro, CA 92143. This business is conducted by: Individual The first day of business was: 05/16/2019 Signature: Diana A. Prado

Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV153393 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009992

**Wolfson Electric** Located at 600-74 Anita St, Chula Vista, CA 91911. This business is registered by the following: Daniel Lopez, 600-74 Anita St, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 01/01/2010 Signature: Daniel Lopez

Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV153401 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9008726

**Atlas Medical Transport** Located at 1866 Knights Ferry Drive, Chula Vista, CA 91913.

Legal Notices-STAR

This business is registered by the following: Christian Jose-Weber, 1866 Knights Ferry Drive, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Christian Jose-Weber

Statement filed with the Recorder/County Clerk of San Diego County on: 05/02/2025 CV153402 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009518

**Assembled Blooms** Located at 1352 Wooden Valley Street, Chula Vista, CA 91913. This business is registered by the following: Robin Villegas Alcoba, 1352 Wooden Valley Street, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Robin Villegas Alcoba

Statement filed with the Recorder/County Clerk of San Diego County on: 05/14/2025 CV153409 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009572

**CMMC IT Support** Located at 4225 Executive Square Suite 600, La Jolla, CA 92034. This business is registered by the following: Crown Computers Inc, 4225 Executive Sqaure Suite 600, La Jolla, CA 92037. This business is conducted by: Corporation The first day of business was: 04/14/2025 Signature: Sean Goss, CEO

Statement filed with the Recorder/County Clerk of San Diego County on: 05/15/2025 CV153412 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010043

**Ideal Auto Center** Located at 1195 Broadway, El Cajon, CA 92021. This business is registered by the following: Odish And Hammi Company Inc, 1195 Broadway, El Cajon, CA 92021. This business is con-

Legal Notices-STAR

ducted by: Corporation The first day of business was: 05/21/2025 Signature: Fadi Odish, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV153448 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010220

a) **B.O.C.S** b) **Barrio Of Creative Surfers** Located at 620 W Manor Dr, Chula Vista, CA 91910. This business is registered by the following: Alex Francisco Pina, 620 W Manor Dr, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Alex Francisco Pina

Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153465 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009759

**Tranquillos C.C. San Diego** Located at 35 El Rancho Vista, Chula Vista, CA 91910. This business is registered by the following: Jesus David Simpson, 35 El Rancho Vista, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 05/16/2025 Signature: Jesus David Simpson

Statement filed with the Recorder/County Clerk of San Diego County on: 05/16/2025 CV153466 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009458

**San Diego Supreme Cabinets** Located at 4158 Nordica Ave, San Diego, CA 92113. This business is registered by the following: Yanira Bejarano, 4158 Nordica Ave, San Diego, CA 92113. This business is conducted by: Individual The first day of business was: 04/28/2025 Signature: Yanira Bejarano

Statement filed with the Recorder/County Clerk of San Diego County on: 05/14/2025

Legal Notices-STAR

CV153474 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010277

**Don Jaime's Tacos** Located at 590 12th St Apt J, Imperial Beach, CA 91932. This business is registered by the following: Don Jaime's Tacos Inc, 590 12th St Apt J, Imperial Beach, CA 91932. This business is conducted by: Corporation The first day of business was: N/A Signature: Martha Cruger, CEO

Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025 CV153513 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010275

**Pacifico Pool Service** Located at 235 Hilltop Dr, Chula Vista, CA 91910. This business is registered by the following: Richard Hayes, 235 Hilltop Dr, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Richard Hayes

Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025 CV153513 5/30,6/6,13,20/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009010

**Judy's Coastal Cruising** Located at 1081 Guatay Ave, Chula Vista, CA 91910. This business is registered by the following: Judith Kathleen Coronado, 1081 Guatay Ave, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 05/07/2025 Signature: Judith Coronado

Statement filed with the Recorder/County Clerk of San Diego County on: 05/07/2025 CV153527 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010334

**Teens Rise Foundation** Located at 7514

Legal Notices-STAR

Girard Ave #1163, La Jolla, CA 92037. This business is registered by the following: Teens Rise Foundation, 7514 Girard Ave #1163, La Jolla, CA 92037. This business is conducted by: Corporation The first day of business was: 05/28/2019 Signature: Gabriela Millan, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153550 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010359

**Springway** Located at 1588 Calle De La Flor, Chula Vista, CA 91913. This business is registered by the following: Springway Transportation LLC, 1588 Calle De La Flor, Chula Vista, CA 91913. This business is conducted by: Limited Liability Company The first day of business was: 09/15/2019 Signature:David Adu, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153555 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9007350

**Las Ahugas** Located at 428 Oaklawn Ave, Chula Vista, CA 91910. This business is registered by the following: Carlos Alexandro Caballero, 428 Oaklawn Ave, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Carlos Alexandro Caballero

Statement filed with the Recorder/County Clerk of San Diego County on: 04/14/2025 CV153574 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010311

**Left Coast Epoxy** Located at 641 Guava Avenue, Chula Vista, CA 91910. This business is registered by the following: M Cooper Concrete Inc., 641 Guava Avenue, Chula Vista, CA 91910. This business is conducted by: Corporation The first day of business was: N/A Signature: Jessica Burke, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153586 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010423

**The Cleaning Lady San Diego** Located at 424 15th St 2312, San Diego, CA 92101. This business is registered by the following: Viridiana Castaneda, 424 15th St 2312, San Diego, CA 92101. This business is conducted by: Individual The first day of business was: 05/29/2025 Signature: Viridiana Castaneda

Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV153592 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010424

Legal Notices-STAR

**Sunny Days Print Company** Located at 2616 Gould Lane, San Diego, CA 92154. This business is registered by the following: Christian Chavez, 2616 Gould Lane, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: N/A Signature: Christian Chavez, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV153593 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010162

a) **My Dragon Plug** b) **My Garden Plug** Located at 5692 Stresemann St, San Diego, CA 92122. This business is registered by the following: Ahron Duben, 5692 Stresemann St, San Diego, CA 92122. This business is conducted by: Individual The first day of business was: 05/21/2025 Signature: Ahron Duben

Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153594 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010559

**Yahved Cleaning Service** Located at 4590 39th St, San Diego, CA 92116. This business is registered by the following: Yahved Gomez Rodriguez, 4590 39th St, San Diego, CA 92116. This business is conducted by: Individual The first day of business was: N/A Signature: Yahved Gomez Rodriguez

Statement filed with the Recorder/County Clerk of San Diego County on: 05/30/2025 CV153688 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010217

**S A Demo** Located at 2662 Calle Tres Lomas, San Diego, CA 92139. This business is registered by the following: S M Alvarez Services Inc, 2662 Calle Tres Lomas, San Diego, CA 92139. This business is conducted by: Corporation The first day of business was: N/A Signature: Melissa Alvarez, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153690 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010375

**Suzette** Located at 310 3rd Ave Suite C4 & 5, Chula Vista, CA 91910. This business is registered by the following: The French Chilango, 310 3rd Ave Suite C4 & 5, Chula Vista, CA 91910. This business is conducted by: Corporation The first day of business was: N/A Signature: Jerome Gombert, President

Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153706 6/6,13,20,27/25

NOTICE OF PETITION TO

Legal Notices-STAR

**ADMINISTER ESTATE OF: JOHN CHARLES GALLEGOS CASE No. 25PE001473C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOHN CHARLES GALLEGOS.

A Petition for Probate has been filed by: DAMIAAN GALLEGOS in the Superior Court of California, County of San Diego The Petition for Probate requests that DAMIAAN GALLEGOS be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

**07/03/2025**  
**1:30 p.m. Dept. 503 Room 331**  
**1100 Union Street San Diego, CA 92101**

Appearances may be made either in person or virtually. To Appear Remotely: You can attend the hearing by video or audio conference using the free Microsoft Teams App, unless otherwise ordered by the court. The department's MS Teams link, teleconference phone number, and additional instructions can be found at [sdccourt.ca.gov/ProbateVirtualHearings](https://sdccourt.ca.gov/ProbateVirtualHearings). If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special

Legal Notices-STAR

Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: DAMIAAN GALLEGOS, 1864 HARRILS MILL AVE, CHULA VISTA, CA 91913. (505) 264-0631. C V 1 5 3 7 9 1 6 / 6 , 1 3 , 2 0 / 2 5

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010402

**Socal Tranzit** Located at 8880 Rio San Diego Suite 800, San Diego, CA 92108. This business is registered by the following: Socal Tranzit LLC, 8880 Rio San Diego Suite 800, San Diego, CA 92108. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Jerry Benitez, Managing Member

Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153610 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010152

**Chula Vista Karate Club** Located at 379 East Emerson Street, Chula Vista, CA 91911. This business is registered by the following: Jason Alan Morrison, 379 East Emerson Street, Chula Vista, CA 91911 This business is conducted by: Individual The first day of business was: 05/14/2025 Signature: Jason Alan Morrison

Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153686 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010420

**Max's Grandpa's Financial & Tax Services** Located at 11343 Redbud Ct, San Diego, CA 92127. This business is registered by the following: Robert Rubin, 11343 Redbud Ct, San Diego, CA 92127. This business is conducted by: Individual The first day of business was: 06/01/2020 Signature: Robert Rubin

Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV153689 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010025

a) **La Barbacoa RJT** b) **La Barbacoa SD** c) **El Comidon** d) **La Barbacoa** Located at 4597 Pacific Rivera Way, San Diego, CA 92154. This business is registered by the following: La Barbacoa El Comidon Inc, 4597 Pacific Rivera Way, San Diego, CA 92154. This business is conducted by: Corporation The first day of business was: 01/01/2025 Signature: Ruben Jaime Tinoco, CEO

Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV153400 5/30,6/6,13,20/25

SAVE \$350 when you transform your patio into an outdoor oasis.



● Instant shade—at the touch of a button.

● Enjoy more quality time with family and friends.

● Up to 10-Year Limited Warranty.

Call 1-877-592-3564 now to SAVE \$350 TODAY!

America's #1 Awning!



SAVE \$350 when you transform your patio into an outdoor oasis.

Call 1-877-592-3564 now to SAVE \$350 TODAY!

America's #1 Awning!

PAGE 12 - THE STAR-NEWS - JUNE 20, 2025



Legal Notices-STAR

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009985**  
**Liquid Stone Concrete** Located at 2145 Calle Tortuosa, San Diego, CA 92139. This business is registered by the following: Manuel Pinuelas, 2145 Calle Tortuosa, San Diego, CA 92139. This business is conducted by: Individual The first day of business was: 08/31/2024 Signature: Manuel Pinuelas  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV153763  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009295**  
**CMC Entertainment** Located at 644 Quail Street, San Diego, CA 92102. This business is registered by the following: Martin E Mariscal-Torres & Cindy N Garcia, 644 Quail Street, San Diego, CA 92102. This business is conducted by: Married Couple The first day of business was: N/A Signature: Martin E Mariscal-Torres  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/12/2025 CV153407  
5/30,6/6,13,20/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9008377**  
**Move To Improve Physical Therapy and Wellness P.C** Located at 4025 Camino Del Rio S Suite 353, San Diego, CA 92108. This business is registered by the following: Move To Improve Physical Therapy and Wellness P.C, 29925 Corte Tolano, Temecula, CA 92591. This business is conducted by: Corporation The first day of business was: 04/28/2025 Signature: Michelle Medicke, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 04/29/2025 CV153405  
5/30,6/6,13,20/25

**SUMMONS (Family Law) NOTICE TO RESPONDENT:** Aviso al Demandado: **JOSEPH PAUL LAVERY**  
**You have been sued.** Lo han demandando. **Petitioner's name is:** Nombre del demandante: **BETZABE LAVERY**  
**CASE NUMBER** (Numero de case): **24FL013244S**  
You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-

Legal Notices-STAR

**Help Center** (www.courts.ca.gov/selfhelp), at the California Legal Services Web site (www.lawhelpca.org), or by contacting your local county bar association. *Tiene 30 dias corridos despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta formulario FL-120) ante la corte y efectuar la entrega legal de una copia al solicitante. Una carta o llamada telefonica o una audencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costas legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar a un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio Web de los Servicios Legales de California (www.lawhelpca.org) o poniendose en contacto con el colegio de abogados de su condado.*  
NOTICE: The restraining orders on page 2 are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. These orders are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. *AVISO: Las ordenes de restriccion que figuran en la pagina 2 valen para ambos conyuges o pareja de hecho hasta que se despidia la peticion, se emita un fallo o la corte de otras ordenes. Cualquier autoridad de la ley que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.*  
FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party  
**EXENCION DE CUOTAS:** *Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte..* The name and address of the court are (El nombre y dirección de la corte son): SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, SOUTH COUNTY DIVISION, 500 THIRD AVENUE, CHULA VISTA, CA 91910  
The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, dirección y el número de teléfono del abogado del solicit-

Legal Notices-STAR

ante, o del solicitante si no tiene abogado, son): **BETZABE LAVERY**, 1124 TOBIAS DRIVE, CHULA VISTA, CA 91911. (619) 990-0056  
Date: 11/26/2024  
Clerk, by (Secretario, por) M. Diloy  
Deputy (Asistente) C V 1 5 3 8 0 7  
6/6,13,20,27/2025

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009570**  
**Safe Cocina Solutions LLC** Located at 670 Lee Circle, Chula Vista, CA 91911. This business is registered by the following: Safe Cocina Solutions LLC, 670 Lee Circle, Chula Vista, CA 91911. This business is conducted by: Limited Liability Company The first day of business was: 04/22/2025 Signature: Dignora Torres, Managing Member  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/15/2025 CV153419  
5/30,6/6,13,20/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009178**  
**Socal Lifestyle Realty** Located at 7851 Mission Center Ct Ste 115, San Diego, CA 92108. This business is registered by the following: YEAB Inc, 7851 Mission Center Ct Ste 115, San Diego, CA 92108. This business is conducted by: Corporation The first day of business was: 02/28/2017 Signature: Yessenia Nogales, CFO & Vice President  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/09/2025 CV153469  
5/30,6/6,13,20/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010395**  
**Maid in USA** Located at 1879 Port Renwick, Chula Vista, CA 91913. This business is registered by the following: D&D Service Enterprise LLC, 1879 Port Renwick, Chula Vista, CA 91913. This business is conducted by: Limited Liability Company The first day of business was: 02/05/2010 Signature: Deborah Calderon Heinzman, President  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025 CV153585  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010179**  
**Saint BPO Solutions LLC** Located at 591 Telegraph Canyon Rd 534, Chula Vista, CA 91910. This business is registered by the following: Saint BPO Solutions LLC, 591 Telegraph Canyon Rd 534, Chula Vista, CA 91910. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Gabriel Cuervo, Managing Member  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153449  
5/30,6/6,13,20/25

Legal Notices-STAR

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010413**  
**Archipelago Wealth Management** Located at 402 W Broadway Ste 400, San Diego, CA 92101. This business is registered by the following: Muniz Consulting, LLC, 402 W Broadway Ste 400, San Diego, CA 92101. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Arthur Muniz, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV153596  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009235**  
**Pinstars Talent Agency** Located at 1001 N Coast Hwy Apt 161, Oceanside, CA 92054. This business is registered by the following: High Buzz Pictures LLC, 12951 SW 233 Terrace, Homestead, FL 33032. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Sean Dee La Nuez, President  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/12/2025 CV153687  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010663**  
**VaiCar Rentals** Located at 648 Moss St Apt 49, Chula Vista, CA 91911. This business is registered by the following: Francisco Oswaldo Corrales Duarte  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153773  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010706**  
**Alpha Appearance** Located at 3300 Admiral Boland Way, San Diego, CA 92101. This business is registered by the following: Alpha Appearance Incorporated, PO Box 371677, San Diego, CA 92137. This business is conducted by: Corporation The first day of business was: 06/02/2025 Signature: Joseph P. Belt, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/03/2025 CV153814  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009797**  
**T&F Shine Pros** Located at 8529 Paradise Valley Rd, Spring Valley, CA 91977. This business is registered by the following: Amanda Rose Flores, 8529 Paradise Valley Rd, Spring Valley, CA 91977. This business is conducted by: Individual The first day of business was: 03/25/2025

Legal Notices-STAR

Signature: Amanda R. Flores  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/16/2025 CV153815  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9008995**  
**Lazaro's Logistics Inc.** Located at 8662 Avenida De La Fuente 15, San Diego, CA 92154. This business is registered by the following: Lazaro's Logistics Inc., 8662 Avenida De La Fuente 15, San Diego, CA 92154. This business is conducted by: Corporation The first day of business was: 05/07/2025 Signature: Adriana Pastrana, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/07/2025 CV154130  
6/20,27,7/4,11/2025

**SUMMONS (CITACION JUDICIAL) CASE NUMBER** (Numero del Caso) **25CL016593C**  
NOTICE TO DEFENDANT: Aviso al Demandado): **GREGORIO GASTELUM, an individual, DOES 1 to 5 YOU ARE BEING SUED BY PLAINTIFF:** (Lo esta demandando el demandante)  
**FAMILY HEALTH CENTERS OF SAN DIEGO, INC.**  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and

Legal Notices-STAR

costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT, HALL OF JUSTICE, 330 WEST BROADWAY, SAN DIEGO, CA 92101 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): KYLE E. YAEGE, ESQ., 701 B

Legal Notices-STAR

STREET, SUITE 1840, SAN DIEGO, CA 92101. TEL: 619-819-8383. Date: 04/01/2025 Clerk, by (Secretario): J. Sanchez  
Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served. CV154205  
6/20,27,7/4,11/2025

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009128**  
**With Love By Jade** Located at 1624 Santa Carolina Rd, Chula Vista, CA 91913. This business is registered by the following: Athena-Jade Del Mundo Rezzetti, 1624 Santa Carolina Rd, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 02/28/2025 Signature: Athena-Jade Del Mundo Rezzetti  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/09/2025 CV153806  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010602**  
**a) Frela Refrigeration Maintenance & Repair b) Frela Freezing & Cooling Specialists** Located at 4522 Boylston Street, San Diego, CA 92102. This business is registered by the following: Rafael Delgado, 4522 Boylston Street, San Diego, CA 92102. This business is conducted by: Individual The first day of business was: 12/18/2019 Signature: Rafael Delgado  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153765  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009957**  
**SFA Coaching** Located at 1050 Island Avenue Unit 408, San Diego, CA 92101. This business is registered by the following: SFA Real Estate LLC, 1050 Island Avenue Unit 408, San Diego, CA 92101. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Sarah Anane, Managing Member  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/20/2025 CV153771  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010662**  
**a) Legal & Consulting Mexico b) Legal & Co. MX** Located at 648 Moss St Apt 49, Chula Vista, CA 91911. This business is registered by the following: Francisco Oswaldo Corrales Duarte  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153774  
6/6,13,20,27/25

Legal Notices-STAR

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009030**  
**Rice & Banchan** Located at 1278 Lindsay St, Chula Vista, CA 91913. This business is registered by the following: Miyoung Choi, 1278 Lindsay St, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Miyoung Choi  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/07/2025 CV153782  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010666**  
**Poop Patrol 619 LLC** Located at 3400 Cottage Way, Ste G2 #29808, Sacramento, CA 95825. This business is registered by the following: Poop Patrol 619 LLC, 3400 Cottage Way, Ste G2 #29808, Sacramento, CA 95825. This business is conducted by: Limited Liability Company The first day of business was: 05/23/2025 Signature: Erick Robles, Manager  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153775  
6/6,13,20,27/25

**FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010684**  
**a) VP Recycling Materials Inc b) International Wealth Creators c) VPRM** Located at 850 Energy Way, Chula Vista, CA 91911. This business is registered by the following: VP Recycling Materials Inc, 850 Energy Way, Chula Vista, CA 91911. This business is conducted by: Corporation The first day of business was: 05/30/2025 Signature: Danny Venegas, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/03/2025 CV153790  
6/6,13,20,27/25

**SUMMONS (Family Law) NOTICE TO RESPONDENT:** Aviso al Demandado: **SAMUEL ROGER CALO**  
**You have been sued.** Lo han demandando. **Petitioner's name is:** Nombre del demandante: **NICHOLE ANN MITCHELL**  
**CASE NUMBER** (Numero de case): **22FL004017S**  
You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-



Legal Notices-STAR

Help Center (www.courts.ca.gov/sel fhlp), at the California Legal Services Web site (www.lawhelpca.org), or by contacting your local county bar association.

Tiene 30 días corridos despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta formulario de Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al solicitante. Una carta o llamada telefonica o una audencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costas legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar a un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio Web de los Servicios Legales de California (www.lawhelpca.org) o poniendose en contacto con el colegio de abogados de su condado.

NOTICE: The restraining orders on page 2 are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. These orders are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. AVISO: Las ordenes de restriccion que figuran en la pagina 2 valen para ambos conyuges o pareja de hecho hasta que se despidia la peticion, se emita un fallo o la corte de otras ordenes. Cualquier autoridad de la ley que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente ex- usted o de la otra parte.. The name and address of the court are (El nombre y direcció de la corte son): SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, SOUTH COUNTY DIVISION, 500 3RD AVENUE, CHULA VISTA, CA 91910

The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direcció y el

Legal Notices-STAR

número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): NICHOLE MITCHELL, 1486 BROADWAY APT B11, CHULA VISTA, CA 91911. 619-845-7272 Date: 04/11/2022 Clerk, by (Secretario, por) L. Martinez Deputy (Asistente) C V 1 5 3 8 3 3 6/13,20,27,7/4/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010253

a) RTRPRO b) RTRPROSD c) RTR Professional Services d) RTR Professional Services LLC Located at 2461 La Costa Avenue, Chula Vista, CA 91915. This business is registered by the following: RTR Professional Services LLC, 2461 La Costa Avenue, Chula Vista, CA 91915. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Daniel Jimenez, Member Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025 CV153764 6/6,13,20,27/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU026842C

TO ALL INTERESTED PERSONS: Petitioner: CINTHIA VERONICA FLORES DIAZ filed a petition with this court for a decree changing names as follows: CAMILA RIEDEL FLORES to MILO RIEDEL-FLORES. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 07/17/2025

8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON ABOVE DATE: SEE ATTACHMENT.

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Star News DATE: 5/23/2025 Maureen F. Hallahan Judge of the Superior Court CV153595 6/6,13,20,27/25

Legal Notices-STAR

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2025-9010099 a) Plumbing in Eastlake b) Eastlake Plumbing and Drains c) Eastlake Plumbing d) Eastlake Plumbing Inc. e) Eastlake Plumbing and Drains Inc. located at: 925 Hale Place #A10, Chula Vista, CA 91914. This business is conducted by: Corporation Signature: Adalina Berra, Vice President Statement filed with Recorder/County Clerk of San Diego County on: 5/22/2025 CV153619 6/6,13,20,27/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU027809C

TO ALL INTERESTED PERSONS: Petitioner: FATEMA AREICELE VALDEZ filed a petition with this court for a decree changing names as follows: FATEMA AREICELE VALDEZ to FATIMA ARACELI VALDEZ. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 07/21/2025

8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON ABOVE DATE: SEE ATTACHMENT.

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Star News DATE: 5/29/2025 Maureen F. Hallahan Judge of the Superior Court CV153723 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010226

Fifth Element Beauty Located at 2015 Birch Rd Suite 405 #5, Chula Vista, CA 91915. This business is registered by the following: Abigail Matias Dauz, 2457 Riviera Drive, Chula

Legal Notices-STAR

Vista, CA 91915. This business is conducted by: Individual The first day of business was: 05/27/2025 Signature: Abigail Matias Dauz Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025 CV153817 6/6,13,20,27/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010784

Southern Breeze Ranch Located at 1775 Leon Ave, San Diego, CA 92154. This business is registered by the following: Pets Plus Corporation, 695 Saturn Blvd #B, San Diego, CA 92154. This business is conducted by: Corporation Signature: Bobby Hicks, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/04/2025 CV153831 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010548

a) Safe Sanctuary b) Safe Sanctuary.us Located at 3361 PO Box 1318, Sacramento, CA 95812. This business is registered by the following: Shanelle Rene Jaggi, 3361 PO Box 1318, Sacramento, CA 95812. This business is conducted by: Individual The first day of business was: 05/30/2025 Signature: Shanelle Rene Jaggi Statement filed with the Recorder/County Clerk of San Diego County on: 05/30/2025 CV153843 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010814

Your Score Sports Located at 7550 Eads Ave Apt 304, La Jolla, CA 92037. This business is registered by the following: Gabriele Anatol Boccaccini Mr., 7550 Eads Ave Apt 304, La Jolla, CA 92037. This business is conducted by: Individual The first day of business was: N/A Signature: Gabriele Anatol Boccaccini Mr. Statement filed with the Recorder/County Clerk of San Diego County on: 06/04/2025 CV153855 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9008989

Dossier Interactive Located at 7995 El Paso St, La Mesa, CA 91942. This business is registered by the following: Craig Brian Stevens, 7995 El Paso St, La Mesa, CA 91942. This business is conducted by: Individual The first day of business was: 05/07/2025 Signature: Craig B Stevens Statement filed with the Recorder/County Clerk of San Diego County on: 05/07/2025 CV153857 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009547

Clear View of Eastlake Inc. Located at 2582 Oak Springs Drive, Chula Vista, CA

Legal Notices-STAR

91915. This business is registered by the following: Clear View of Eastlake Inc, 2582 Oak Springs Drive, Chula Vista, CA 91915. This business is conducted by: Corporation The first day of business was: 12/28/2022 Signature: Ricardo Howard Bartlett, President Statement filed with the Recorder/County Clerk of San Diego County on: 05/15/2025 CV153860 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010908

Lofty Heads Located at 4626 Barrington Ct, Bonita, CA 91902. This business is registered by the following: Sonja Greer, 2078 Aviata Rd Unit 72, Chula Vista, CA 91914. This business is conducted by: Individual The first day of business was: N/A Signature: Sonja Greer Statement filed with the Recorder/County Clerk of San Diego County on: 06/05/2025 CV153878 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010974

RDC Consulting Located at 6532 Reflection Drive #2149, San Diego, CA 92124. This business is registered by the following: Ronald Daniel Cortez, 6532 Reflection Drive #2149, San Diego, CA 92124. This business is conducted by: Individual The first day of business was: 06/06/2025 Signature: Ronald Daniel Cortez Statement filed with the Recorder/County Clerk of San Diego County on: 06/06/2025 CV153886 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010185

a) Phlebcore b) Phlebcore Training Solutions Located at 1283 E Main St, Ste 101, El Cajon, CA 92021. This business is registered by the following: Sunglao Holdings Group, 1925 Sky Harbor Rd, San Diego, CA 92139. This business is conducted by: Limited Liability Company The first day of business was: 05/23/2025 Signature: Teejay Sunglao, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153897 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010184

a) Phlebcare b) Phlebcare Mobile Phlebotomy c) Phlebcare Mobile Lab & DNA Solutions Located at 1283 E Main St, Ste 101, El Cajon, CA 92021. This business is registered by the following: Sunglao Holdings Group, 1925 Sky Harbor Rd, San Diego, CA 92139. This business is conducted by: Limited Liability Company The first day of business was: 05/22/2024 Signature: Teejay Sunglao, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025 CV153898

Legal Notices-STAR

6/13,20,27,7/4/25 FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010880

Jake E Cuts Located at 240 Woodlawn Ave, Chula Vista, CA 91910. This business is registered by the following: David Michael Jacobs & Maria Elena Maldonado, 350 Broadway #63, Chula Vista, CA 91910. This business is conducted by: Married Couple The first day of business was: 05/01/2025 Signature: David Michael Jacobs Statement filed with the Recorder/County Clerk of San Diego County on: 06/05/2025 CV153902 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9008723

The Artifactory Located at 702 Ash Street #408, San Diego, CA 92101. This business is registered by the following: Teresa Marie Lamb, 702 Ash Street #408, San Diego, CA 92101. This business is conducted by: Individual The first day of business was: 05/02/2025 Signature: Teresa Marie Lamb Statement filed with the Recorder/County Clerk of San Diego County on: 05/02/2025 CV153903 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010633

Koko Cleaning Services Located at 2009 Helix St, Spring Valley, CA 91977. This business is registered by the following: Maria D Apodaca Salazar, 2009 Helix St, Spring Valley, CA 91977. This business is conducted by: Individual The first day of business was: N/A Signature: Maria D Apodaca Salazar Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153904 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010238

Silva Law Firm, PC Located at 355 3rd Ave Ste 106, Chula Vista, CA 91910. This business is registered by the following: Silva Law Firm, PC, 355 3rd Ave Ste 106, Chula Vista, CA 91910. This business is conducted by: Corporation The first day of business was: 05/27/2025 Signature: Anthony Silva, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025 CV153905 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010870

Baskin Robbins Ice Cream #3100 Located at 1493 E Plaza Blvd, National City, CA 91950. This business is registered by the following: A&N Ice Cream Inc, 1493 E Plaza Blvd, National City, CA 91950. This business is conducted by: Corporation The first day of business was: 10/17/2011 Signature: Pragnesh Patel, Secretary Statement filed with the

Legal Notices-STAR

Recorder/County Clerk of San Diego County on: 06/04/2025 CV153906 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009434

Ball For Us, Inc Located at 7801 Folsom Boulevard, #202, Sacramento, CA 95826. This business is registered by the following: Save Our Planet Inc, 3930 N 56th Avenue, #404, Hollywood, FL 33021. This business is conducted by: Corporation The first day of business was: N/A Signature: Charles Gamble, President Statement filed with the Recorder/County Clerk of San Diego County on: 05/14/2025 CV153926 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011013

La Ruris Lemonade Located at 6110 Horton Dr, La Mesa, CA 91942. This business is registered by the following: La Ruris Lemonade, 6110 Horton Dr, La Mesa, CA 91942. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Dayana Manuela Moncada Flores Statement filed with the Recorder/County Clerk of San Diego County on: 06/06/2025 CV153927 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011048

Sugar Muse Studio Located at 1030 Forest Hill Pl, Chula Vista, CA 91913. This business is registered by the following: Veronica Nava, 1030 Forest Hill Pl, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Veronica Nava Statement filed with the Recorder/County Clerk of San Diego County on: 06/06/2025 CV153953 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011075

Marmac Studio Located at 610 Palomar St Suite B, Chula Vista, CA 91911. This business is registered by the following: Maritza Macias, 222 Palm Avenue #B, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 06/09/2025 Signature: Maritza Macias Statement filed with the Recorder/County Clerk of San Diego County on: 06/09/2025 CV153954 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010590

Don. Mantecas Located at 2701 Highland Ave, National City, CA 91950. This business is registered by the following: Miguel Angel Nicanor, 2701 Highland Ave, National City, CA 91950. This business is conducted by: Individual The first day of business was: N/A Signature: Miguel An-

Legal Notices-STAR

gel Nicanor Statement filed with the Recorder/County Clerk of San Diego County on: 06/02/2025 CV153955 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011089

a) Silvy Group b) The Silvy Group Located at 116 Lion Circle, Chula Vista, CA 91910. This business is registered by the following: Robert Silvas, 116 Lion Circle, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 08/20/2013 Signature: Robert Silvas Statement filed with the Recorder/County Clerk of San Diego County on: 06/09/2025 CV153978 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011114

Escorcía Consulting Located at 2434 Fenton St Suite 300, Chula Vista, CA 91914. This business is registered by the following: Escorcía Real Estate Inc, 2434 Fenton St Suite 300, Chula Vista, CA 91914. This business is conducted by: Corporation The first day of business was: 08/01/2023 Signature: Delia Anahi Escorcía, CFO Statement filed with the Recorder/County Clerk of San Diego County on: 06/09/2025 CV153979 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010454

Heisei Judo Dojo Located at 1723 Ithaca Street, Chula Vista, CA 91913. This business is registered by the following: Donald Y Ozaki, 1723 Ithaca Street, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 05/29/2025 Signature: Donald Y Ozaki Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV154002 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011187

Ez-Pz Smog Located at 2446 Main St, Chula Vista, CA 91911. This business is registered by the following: Itzel Vivar Nieto, 1630 Colfax Dr, Lemon Grove, CA 91945. This business is conducted by: Individual The first day of business was: 06/10/2025 Signature: Itzel Vivar Nieto Statement filed with the Recorder/County Clerk of San Diego County on: 06/10/2025 CV154003 6/13,20,27,7/4/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010756

Vita Roots Located at 1782 Celsia Way Unit 3, Chula Vista, CA 91915. This business is registered by the following: Marlene Moreno Iribe, 1782 Celsia Way Unit 3, Chula Vista, CA 91915. This business is conducted by: Individual The first day of business was: 05/27/2025 Signature: Marlene



## Legal Notices-STAR

**FICTITIOUS  
BUSINESS NAME  
STATEMENT NO.**

JUNE 20, 2025 - THE STAR-NEWS - PAGE 15



<div>Legal Notices-STAR</div> <div>2025-9010939 <b>N2 Drywall Finisher</b> Located at 2467 Mackenzie Creek Rd, Chula Vista, CA 91914. This business is registered by the following: Fernando Avila, 2467 Mackenzie Creek Rd, Chula Vista, CA 91914. This business is conducted by: Individual The first day of business was: 06/04/2025 Signature: Fernando Avila Statement filed with the Recorder/County Clerk of San Diego County on: 06/05/2025</div>	<div>Legal Notices-STAR</div> <div>CV154125 6/20,27,7/4,11/25</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010464 a) <b>SD Bookkeeping Solutions</b> b) <b>San Diego Bookkeeping Solutions</b> Located at 868 Date Ave, Chula Vista, CA 91911. This business is registered by the following: Monica Catalina Torres, 868 Date Ave, Chula Vista, CA 91911.</div>	<div>Legal Notices-STAR</div> <div>This business is conducted by: Individual The first day of business was: N/A Signature: Monica C. Torres Statement filed with the Recorder/County Clerk of San Diego County on: 05/29/2025 CV154145 6/20,27,7/4,11/25</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011630 <b>JJ's Family Vending</b> Located at 4364 Bonita Road #1060, Bonita,</div>	<div>Legal Notices-STAR</div> <div>CA 91902. This business is registered by the following: JJ's Family Vending, 4364 Bonita Road #1060, Bonita, CA 91902. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Jonathan Lowe, Managing Member Statement filed with the Recorder/County Clerk of San Diego County on: 06/16/2025 CV154156 6/20,27,7/4,11/25</div>	<div>Legal Notices-STAR</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011606 a) <b>Sinister Sour-dough</b> b) <b>Scriptcraft Studios</b> Located at 201 Park Blvd Apt 514, San Diego, CA 92101. This business is registered by the following: Brittany Caitlyn Maples, 201 Park Blvd Apt 514, San Diego, CA 92101. This business is conducted by: Individual The first day of business was: N/A</div>	<div>Legal Notices-STAR</div> <div>Signature: Brittany Caitlyn Maples Statement filed with the Recorder/County Clerk of San Diego County on: 06/16/2025 CV154166 6/20,27,7/4,11/25</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011673 <b>Pickendrop LLC</b> Located at 2030 Highland Ave, National City, CA 91950. This business is registered by the following: Pickendrop LLC, 2030 Highland Avenue, National City, CA 91950. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Cecile Marie Arellano Alcaraz, CEO</div>	<div>Legal Notices-STAR</div> <div>Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025 CV154172 6/20,27,7/4,11/25</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011128 <b>The Brie Bar</b> Located at 2810 Proctor Valley View, Jamul, CA 91935. This business is registered by the following: San Diego Core LLC, 2810 Proctor Valley View, Jamul, CA 91935. This business is conducted by: Limited Liability Company The first day of business was: 05/30/2025 Signature: Rajdeep Kaur, Manager Statement filed with the Recorder/County Clerk of San Diego County on: 06/09/2025</div>	<div>Legal Notices-STAR</div> <div>CV154188 6/20,27,7/4,11/25</div> <div>FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011579 <b>Sol Wellness</b> Located at 9666 Businesspark Ave., Unit 207, San Diego, CA 92131. This business is registered by the following: Xen-nia Dorr MFT Marriage and Family Therapy Professional Corporation, PO Box 2111, Spring Valley, CA 91979. This business is conducted by: Corporation The first day of business was: 05/26/2025 Signature: Xennia Dorr, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/13/2025</div>
---	--	---	--	---	---	---	--

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Board of Education of the Chula Vista Elementary School District (“District Board”) will hold a public hearing regarding the formation of Community Facilities District No. 22 of the Chula Vista Elementary School District (“CFD No. 22”), the levy of special taxes on the property within CFD No. 22, the issuance by CFD No. 22 of bonds or other securities, and related matters.

**The public hearing will be held on July 9, 2025, at 6:00 p.m., or as soon thereafter as practicable, in the District Board meeting room located at 84 East J Street, Chula Vista, California, 91910.**

The public hearing will be open to the public, and all interested persons in attendance will have the opportunity to be heard. Written comments may be submitted to the District Board either prior to or during the public hearing. Written comments submitted prior to the hearing should be sent in time to arrive at the Chula Vista Elementary School District (“District”) no later than 12:00 p.m. (noon) on July 9, 2025 and should be delivered to Mark Pong, the Assistant Superintendent for Business Services and Support, Chula Vista Elementary School District, 84 East J Street, Chula Vista, California, 91910.

The proposed formation of CFD No. 22 is subject to approval by the qualified voters for the property to be included within CFD No. 22, as described in Resolution No. 2024-25.128 adopted by the District Board on May 21, 2025. The District Board described the necessity to issue Bonds in Resolution No. 2024-24.130, also adopted by the District on May 21, 2025. The property to be included within CFD No. 22 consists of portions of Village 8 East of the Otay Ranch development project.

If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within CFD No. 22, or the owners of 50% or more of the land within CFD No. 22, file written protests against the establishment of CFD No. 22, which protests are not withdrawn such that the protest is reduced to less than a majority, the District Board shall take no action for a period of one year thereafter to form CFD No. 22 or to levy the specified special taxes within CFD No. 22. However, if a majority protest relates only to the furnishing of a specified type(s) of facilities or services within CFD No. 22, or relates only to the levying of a specified special tax within CFD No. 22, the District Board may proceed after eliminating the protested facilities, services, or special tax. The District Board may, at the public hearing or thereafter, correct minor defects in the proceedings. Written protests may be withdrawn, in writing, at any time before the conclusion of the public hearing.

At the conclusion of the public hearing, if the District Board determines to establish CFD No. 22, the District Board shall adopt a Resolution of Formation and then submit the levy of the special taxes to the qualified electors of CFD No. 22 at a special election. The time for holding the election may be shortened with the unanimous consent of all qualified electors and the election official. If at least 12 persons have been registered to vote within proposed CFD No. 22 for each of the 90 days preceding the close of the public hearing, the vote shall be by those registered voters, with each of the voters having 1 vote. Otherwise, the vote shall be by the owners of the land within CFD No. 22, and each landowner shall have 1 vote per acre (rounding up to the nearest full acre) of land that will not be exempt from the special taxes of CFD No. 22.

Summaries of Resolution No. 2024-25.128 and Resolution No. 2024-24.130 are set forth below this Notice.

Dated: May 21, 2025 By: /s/ Mark Pong

Mark Pong, Assistant Superintendent, Business Services and Support, Chula Vista Elementary School District

**SUMMARY OF RESOLUTION NO. 2024-25.128**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT STATING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 22 AND TO AUTHORIZE THE SUBMITTAL OF THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS OF COMMUNITY FACILITIES DISTRICT NO. 22**

The Board of Education of the Chula Vista Elementary School District (“District Board”) proposes and intends, consistent with an agreement with the owners of real property within proposed CFD No. 22, to establish CFD No. 22 in accordance with the Mello-Roos Act. A map of the boundaries of proposed CFD No. 22 is attached as Exhibit A to Resolution No. 2024-25.128 and is available for public inspection.

The District Board previously adopted a “Statement of Local Goals and Policies Concerning the Use of the Mello-Roos Community Facilities Act of 1982, as Amended,” which is made applicable to all proceedings relating to CFD No. 22 and shall constitute the adoption of a CFD financing policy for CFD No. 22.

The special taxes and proceeds of bonds or other securities (“Bonds”) of each Community Facilities District previously formed by the District (each a “District CFD”) are subject to pooling with special taxes and proceeds of Bonds of one or more other District CFDs, and the District Board intends that the special taxes and Bond proceeds of CFD No. 22 also shall be subject to such pooling.

The District Board intends that CFD No. 22 shall provide funds to plan, design, acquire, construct, lease, expand, improve, rehabilitate, and/or finance the costs of facilities as are described in Exhibit B to Resolution No. 2024-25.128 (“CFD Facilities”). The District intends to facilitate the planning, engineering, design, coordination, leasing, financing, acquisition, expansion, relocation, rehabilitation, and/or construction of the CFD Facilities through the formation of CFD No. 22 and (subject to the authorization by the qualified electors) the levy of special taxes and issuance and sale of Bonds.

To obtain the funds needed to accomplish the herein described actions, the District intends, in accordance with the Mello-Roos Act, to annually levy special taxes secured by the recording of liens against all nonexempt real property in CFD No. 22, which liens shall be continuing liens that shall secure each annual levy of the special taxes and that shall continue in force and effect until the special tax obligations are prepaid, permanently satisfied and canceled in accordance with law, or until the special taxes cease to be levied and appropriate notices of cessation of special taxes are recorded in accordance with Govt. Code 53330.5. The District Board reserves the right to establish a fund and to use special tax revenues pursuant to Govt. Code 53314.5.

Special taxes shall be levied and collected each year in the amounts determined pursuant to the Rate and Method of Apportionment of Special Tax for CFD No. 22 in Exhibit C. The special taxes take into consideration the cost of making the CFD Facilities available. The special taxes are apportioned to each parcel within CFD No. 22 in accordance with Govt. Code 53325.3 and are not based on the ownership of real property.

*The foregoing is a summary of Resolution No. 2024-25.128 and, therefore, it does not contain all of the information set forth in the full Resolution. A full copy of Resolution No. 2024-25.128 is available for public inspection at the offices of the Chula Vista Elementary School District, 84 East J Street, Chula Vista, CA, 91910.*

**SUMMARY OF RESOLUTION NO. 2024-24.130**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT STATING ITS INTENTION TO INCUR BONDED INDEBTEDNESS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$100,000,000 WITHIN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 22 OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT**

The Board of Education of the Chula Vista Elementary School District (“District Board”) previously adopted a policy applicable to financings by Chula Vista Elementary School (“District”) Community Facilities Districts (“CFD Financing Policy”).

In order to finance needed CFD Facilities, CFD No. 22 will need to issue certificates of participation, bonds, or other debt or securities (“Bonds”) as described in Resolution No. 2024-24.130, the repayment of which is to be secured by special taxes levied on property within proposed CFD No. 22 (“Special Taxes”) in accordance with Section 53328 of the Mello-Roos Act and the proposed “Rate and Method of Apportionment of Special Tax - Chula Vista Elementary School District Community Facilities District No. 22 (Otay Ranch Village 8-East)” attached as Exhibit C to Resolution No. 2024-24.128. The District Board has determined that CFD No. 22 will need to issue Bonds in an aggregate principal amount not to exceed \$100,000,000, for the purpose of financing the CFD Facilities and expenses incidental thereto.

The amount of the proposed Bonded Indebtedness shall include all costs and estimated costs incurred in connection with or incidental to accomplishing the purposes for which the Bonds are to be issued, including, but not limited to, the costs or estimated costs of: (i) forming CFD No. 22 and authorizing the Special Taxes and Bonds, including, without limitation, conducting elections within CFD No. 22; (ii) satisfying contractual obligations relating to expenses or the advancement of funds for expenses existing at the time the Bonds are issued, including, without limitation, funds advanced by the District; (iii) issuing Bonds from time to time, including, without limitation, paying bond counsel and underwriter fees, discount fees, costs of obtaining credit ratings, bond insurance premiums, printing costs, and capitalized interest on Bonds for a period not to exceed 24 months for any series of Bonds; (iv) administering CFD No. 22, including, without limitation, determining the amounts of Special Taxes, annually levying the Special Taxes, funding bond and other reserve funds, and otherwise carrying out the authorized purposes of CFD No. 22; (v) planning, engineering, designing, coordinating, leasing, acquiring, expanding, relocating, rehabilitating, and/or constructing CFD Facilities, including, without limitation, paying architectural, engineering, environmental, inspection, legal, financial, and other consultant fees; and (vi) paying any other expenses incidental to the construction, completion, and inspection of the CFD Facilities.

The District Board intends to authorize the sale of the Bonds in an aggregate principal amount not to exceed \$100,000,000 at a maximum interest rate not to exceed 12% per annum or at a rate not in excess of the maximum rate permitted by law at the time the Bonds are issued. The term of the Bonds shall be determined pursuant to a resolution, indenture, or other legal instrument setting forth the issuance terms of the Bonds, but such term shall in no event exceed 40 years or such longer term as is then permitted by law.

*The foregoing is a summary of Resolution No. 2024-24.130 and, therefore, it does not contain all of the information set forth in the full Resolution. A full copy of Resolution No. 2024-24.130 is available for public inspection at the offices of the Chula Vista Elementary School District, 84 East J Street, Chula Vista, CA, 91910.*

CV154182 6/20/25



REQUEST FOR PROPOSAL

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Sweetwater Union High School District (District) will receive sealed proposals/qualifications no later than July 1, 2025, for the following scope of work:

RFP #25-2958-EH Transportation Augmentation Services

**Submission and Timeline:** Interested firms must respond with a proposal with one (1) original copy unbound, and one (1) electronic copy to: Sweetwater Union High School District, Purchasing Department, 1130 Fifth Avenue, Chula Vista, CA 91911 BEFORE 2:00 p.m. July 1, 2025. Copies of the RFP may be obtained from the official District online plan room on or after June 9, 2025. Go to [www.demandstar.com](http://www.demandstar.com).

The tentative schedule is as follows:  
RFP Release June 9, 2025  
Deadline of RFP Questions (RFIs) June 20, 2025  
RFP Responses Due (before 2:00 p.m.) July 1, 2025

Deanne Vicedo, Board Clerk, Sweetwater Union High School District, San Diego County, CA  
CV154006 6/13,20/2025

Legal Notices-STAR

CV154194  
6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011729

**Calma Therapy and Wellness** Located at 325 W. Washington St #2985, San Diego, CA 92103. This business is registered by the following: Ana Vizcarra, 325 W. Washington St #2985, San Diego, CA 92103. This business is conducted by: Individual The first day of business was: N/A  
Signature: Ana Vizcarra  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025  
CV154197

Legal Notices-STAR

6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011754

**San Diego Fleet Wash** Located at 350 Broadway Ave Spc 3, Chula Vista, CA 91910. This business is registered by the following: Brandon Vanegas Garcia, 350 Broadway Ave Spc 3, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 12/31/2024  
Signature: Brandon Vanegas Garcia, CEO  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025  
CV154201  
6/20,27,7/4,11/25

Legal Notices-STAR

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: Lamont McIntosh and Chavali McIntosh, husband and wife as joint tenants-Duly Appointed Trustee- Nestor Solutions, LLCDeed of Trust Recorded 6/9/2020 as Instrument No. 2020-0295222 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, CaliforniaDate of Sale: 6/30/2025 at 10:00 AM  
Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020Amount of unpaid balance and other charges: \$479,179.02 Street Address or other common designation of real property: 1352 THUNDER SPRING CHULA VISTA, CA 91915A.P.N.: 643-301-55-00The 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

Legal Notices-STAR

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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13364-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: 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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13364-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/29/2025 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 43912 Pub Dates 06/06, 06/13, 06/20/2025  
C V 1 5 3 6 1 4 6/6, 13, 20/2025

Legal Notices-STAR

NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/8/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/4/2023 as Instrument No. 2023-0115613 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: JADONNA HOPKINS, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2168 PASEO LEVANTEN, CHULA VISTA, CA 91913 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,412,134.74 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

Legal Notices-STAR

ding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133347-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133347-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a

INVITATION TO BIDDERS

NOTICE IS HEREBY GIVEN that the governing board ("Board") of the Sweetwater Union High School District ("District") will receive sealed bids for the following project:

**EASTLAKE HIGH SCHOOL LIBRARY REHABILITATION – EXTERIOR IMPROVEMENTS, BID NO.: 26-2961-JA**

**PROJECT ESTIMATE: \$1,064,000.00**

The project consists of: Demolition of existing plaster and CMU veneer below 9' from finish floor of the existing building. Additional plaster replacement around the central skylight of the Library building as indicated on plans. Replacement of all windows below 9' of the building. New work at the Library is to be protected in place. New site paving as indicated on plans as well as providing a sloped concrete cap around all exterior columns.

To bid on this Project Bidder is required to: (1) possess one or more of the following State of California contractors' license(s): **A or B**, and the license(s) must remain active and in good standing throughout the term of the Contract; and (2) be registered as a public works contractor with the Department of Industrial Relations pursuant to the Labor Code, and remain active throughout the term of the Contract. Contract Documents will be available beginning **June 14, 2025**, for review on the district's website. Go to [purchasing.sweetwaterschools.org/bidopportunities/](http://purchasing.sweetwaterschools.org/bidopportunities/) for a link to DemandStar with the bid documents. Sealed bids bearing the name of Bidder and name of the project for which the bid is submitted, accompanied by an acceptable form of security, will be received until **July 15, 2025 at 2:00 pm**, at the District Purchasing Office, 1130 - 5th Avenue, Chula Vista, California 91911-2896, at or after which time the bids will be opened and publicly read aloud. Any bid that is submitted after this time shall be nonresponsive and returned to the bidder. Any claim by a bidder of error in its bid must be made in compliance with section 5100 et seq. of the Public Contract Code. All bids shall be on the form provided by the District. A bid bond by an admitted surety insurer on the form provided by the District, or a cashier's check or a certified check, drawn to the order of the District, in the amount of 10% of the total bid price, shall accompany the Bid Form and Proposal. After the end of the protest period, contractor will be provided with a "Notice of Pending Award" and all contract documents, and request the contractor have contract documents complete, submitted and ready for execution on the Board award date of: **August 11, 2025**. **MANDATORY JOB WALK:** A mandatory pre-bid conference and site visit will be held on **June 24, 2025 at 11:00 am at Eastlake High School - 1120 Eastlake Pkwy, Chula Vista, CA 91915**. All participants are required to sign in and meet at the **Administration Building**. Failure to attend or tardiness will render bid ineligible. **PROJECT LABOR AGREEMENT:** The District has entered into a Project Labor Agreement (PLA) that is applicable to this Project. The PLA is available for reference at the following link: <https://facilities.sweetwaterschools.org/pla/>, which includes the Letter of Assent.

**CONTRACTOR PREQUALIFICATION:** This Project may use state bond funds. As a result, pursuant to Public Contract Code section 20111.6, only prequalified bidders will be eligible to submit a bid for this Project. Any bid submitted by a bidder who is not prequalified shall be non-responsive and returned unopened to the bidder. Moreover, any bid listing subcontractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 licenses who have not been prequalified shall be deemed nonresponsive and will not be considered. The Prequalification application is available at the SUHSD Purchasing Website, under the Contractor Prequalification tab. For information regarding the prequalification process, please contact via email [Bids@sweetwaterschools.org](mailto:Bids@sweetwaterschools.org).

The successful Bidder: (1) shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if it is awarded the Contract for the Work; (2) may substitute securities for any monies withheld by the District to ensure performance under the Contract, in accordance with the provisions of section 22300 of the Public Contract Code; and (3) will be required to certify that it either meets the Disabled Veteran Business Enterprise ("DVBE") goal of three percent (3%) participation, or made a good faith effort to solicit DVBE participation in this Contract if it is awarded the Contract for the Work. The Contractor and all Subcontractors shall be paid not less than the general prevailing rate of per diem wages, and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, for the type of work performed and the locality in which the work is to be performed, pursuant to section 1770 et seq. of the California Labor Code. This Project is subject to labor compliance monitoring and enforcement by the Department of Industrial Relations pursuant to Labor Code section 1771.4 and subject to the requirements of Title 8 of the California Code of Regulations. The Contractor and all Subcontractors under the Contractor shall furnish electronic certified payroll records directly to the Labor Commissioner weekly and within ten (10) calendar days of any request by the District or the Labor Commissioner. The successful Bidder shall comply with all requirements of Division 2, Part 7, Chapter 1, Articles 1-5 of the Labor Code. The District shall award the Contract, if it awards it at all, to the responsive responsible bidder based on the base bid amount only. The Board reserves the right to reject any and all bids and/or waive any irregularity in any bid received. If the District awards the Contract, the security of unsuccessful bidder(s) shall be returned within sixty (60) calendar days from the time the award is made. Unless otherwise required by law, no bidder may withdraw its bid for ninety (90) calendar days after the date of the bid opening. CV154014 6/13,20/2025

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010219

**Get Lei's** Located at 1983 Edison Ct, Chula Vista, CA 91915. This business is registered by the following: Sunny K. Stevens, 1983 Edison Ct, Chula Vista, CA 91915. This business is conducted by: Individual The first day of business was: 05/23/2025  
Signature: Sunny K. Stevens  
Statement filed with the Recorder/County Clerk of San Diego County on: 05/23/2025  
CV154203  
6/20,27,7/4,11/25

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011117

**La Fiesta Danzantes** Located at 3996 Armstrong St, San Diego, CA 92111. This business is registered by the following: Yolanda Annette Beniquez, 3996 Armstrong St, San Diego, CA 92111. This business is conducted by: Individual The first day of business was: 06/08/2025  
Signature: Yolanda A. Beniquez  
Statement filed with the Recorder/County Clerk of San Diego County on: 06/09/2025  
CV154214  
6/20,27,7/4,11/25

T.S. No.: 2025-13364-CA APN: 643-301-55-00Property Address: 1352 THUNDER SPRING, CHULA VISTA, CA 91915NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/2/2020. 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

Legal Notices-STAR

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: Lamont McIntosh and Chavali McIntosh, husband and wife as joint tenants-Duly Appointed Trustee- Nestor Solutions, LLCDeed of Trust Recorded 6/9/2020 as Instrument No. 2020-0295222 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, CaliforniaDate of Sale: 6/30/2025 at 10:00 AM  
Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020Amount of unpaid balance and other charges: \$479,179.02 Street Address or other common designation of real property: 1352 THUNDER SPRING CHULA VISTA, CA 91915A.P.N.: 643-301-55-00The 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

Legal Notices-STAR

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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13364-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: 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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13364-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/29/2025 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 43912 Pub Dates 06/06, 06/13, 06/20/2025  
C V 1 5 3 6 1 4 6/6, 13, 20/2025

T.S. No. 133347-CA APN: 644-400-07-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/2/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU

Legal Notices-STAR

NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/8/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/4/2023 as Instrument No. 2023-0115613 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: JADONNA HOPKINS, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2168 PASEO LEVANTEN, CHULA VISTA, CA 91913 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,412,134.74 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

Legal Notices-STAR

ding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133347-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133347-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a



Legal Notices-STAR

bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 C V 1 5 3 9 1 1 6 / 1 3 , 2 0 , 2 7 / 2 0 2 5

Title Order No. : 15953523 Trustee Sale No. : 87991 Loan No. : 1340 APN : 642-460-53-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/7/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/14/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/15/2023 as Instrument No. 2023-0345127 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: MICHAEL G. MILLIN, AN UNMARRIED MAN, as Truor SEE ATTACHED EXHIBIT B, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1340 MONTE SERENO AVENUE CHULA VISTA, CA 91913. The undersigned Trustee disclaims any liability for the street address and other common designation, if any, shown herein. Said sale will be made, but without

Legal Notices-STAR

covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$694,115.58 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/11/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on 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

Legal Notices-STAR

the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87991. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87991 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. &emsp; Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the

Legal Notices-STAR

trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. &emsp; TS# 87991 / APN # 642-460-53-00 LEGAL DESCRIPTION EXHIBIT "A" PARCEL A: LOT 53 OF OTAY RANCH VILLAGE 1, NEIGHBORHOOD R-2, CHULA VISTA TRACT NO. 96-04, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13685, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 1998. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. PARCEL B: EASEMENTS FOR ACCESS AND DRAINAGE OVER, UNDER, ALONG AND ACROSS LOTS K, L, M, N AND O OF OTAY RANCH VILLAGE 1, NEIGHBORHOOD R-2, CHULA VISTA TRACT NO. 96-04, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13685, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 1998, SHOWN AND DELINEATED ON SAID MAP AS STANISLAUS DRIVE, MARYSVILLE STREET, MONTE SERENO AVENUE AND MORGAN HILL DRIVE. PARCEL C: 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 APURTENANT TO THE LOT DESCRIBED ABOVE. EXHIBIT B MUSE HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 197,500/615,000 INTEREST; LUIS GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 307,500.00/615,000.00

Legal Notices-STAR

INTEREST; EDWARD P. SCHLESIER, AS TRUSTEE OF THE B L A N C H A R D , KRASNER & FRENCH APC 401(K) PLAN, DATED JANUARY 1, 1993, FBO EDWARD P. SCHLESIER, OR ANY SUCCESSOR TRUSTEE AS TO AN UNDIVIDED 65,000.00/615,000.00; ROBERT ALLEN SCHLESIER, III, A SINGLE MAN AS TO AN UNDIVIDED 45,000.00/615,000.00 INTEREST C V 1 5 4 0 3 9 6 / 2 0 , 2 7 , 7 / 4 / 2 0 2 5

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN: SP1393 / HAL L A K O T H E R : 91234012 T.S. #: 25023-RT YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/11/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that REDWOOD TRUST DEED SERVICES, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by LAVERNE HALLAK, an unmarried woman, recorded on 6/18/2021 as Instrument No. 2021-0446420 in Book —, Page — of Official Records in the office of the County Recorder of SAN DIEGO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 3/5/2025 in Book —, Page —, as Instrument No. 2025-0056093 of said Official Records, WILL SELL on 7/9/2025 At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 at 10:00 AM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: LOT 10 OF CHULA VISTA TRACT NO. 86-07, WEISSER SUBDIVISION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12209, FILED IN THE OFFICE OF THE COUNTY RECORDER OR SAN DIEGO COUNTY, OCTOBER 4, 1988. Assessor's Parcel Number: 618-230-32-00 The property address and other common designation, if any, of the real property described above is purported to be: 446 Weisser Way, Chula Vista, CA The undersigned Trustee disclaims any liability for any incorrectness of the property 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

Legal Notices-STAR

written request to the undersigned within 10 days of the date of first publication of this Notice of Sale. The property heretofore described is being sold "as is". 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: \$599,234.24. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note(s) secured by said Deed of Trust with interest thereon as provided in said Note(s), fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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. Dated: June 5, 2025 REDWOOD TRUST DEED SERVICES, INC., as said Trustee ATTN: ROBERT CULLEN P.O. BOX 6875 SANTA ROSA, CA 95406-0875 By: ROBERT CULLEN, President 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

Legal Notices-STAR

lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site: www.servicelinkASAP.com, using the Trustee Sale number assigned to this file, T.S. #25023-RT. 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 (800) 683-2468, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 25023-RT 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. A-4845115 06/13/2025, 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 C V 1 5 3 8 7 4 6 / 1 3 , 2 0 , 2 7 / 2 0 2 5

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 181252 Title No. 250065007 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/14/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR

Legal Notices-STAR

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 07/07/2025 at 10:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/24/2008, as Instrument No. 2008-0033370, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Delia Otero, and Manuel Gonzalez, wife and husband, and Francisca Pacheco, a married woman as her sole and separate property, all as joint tenants WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH. C A S H I E R ' S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 554-170-13-00 The street address and other common designation, if any, of the real property described above is purported to be: 614 S Harbison Ave, National City, CA 91950 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of 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: \$381,955.50 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 6/5/25 Prime



Legal Notices-STAR

Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. By: Devin Ormodne, Assistant Vice President Prime Recon LLC 27368 Via Industrie Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> 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 for information regarding the trustee's sale or visit this Internet Web site - [www.servicelinkASAP.com](http://www.servicelinkASAP.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#181252. 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.

Legal Notices-STAR

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 (714) 730-2727 for information regarding the trustee's sale, or visit this internet website [www.servicelinkASAP.com](http://www.servicelinkASAP.com) for information regarding the sale of this property, using the file number assigned to this case TS#181252 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. A-4845199 06/13/2025, 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 N C 1 5 3 8 8 9 6 / 1 3 , 2 0 , 2 7 / 2 0 2 5

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-24020650 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/25/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTE: PURSUANT TO 2923.3(C) AND 2924.8 THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED[PURSUANT TO CIVIL CODE SECTIONS STATED ABOVE, THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT IS MAILED TO ALL REQUIRED RECIPIENTS] 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.servicelinkasap.com](http://www.servicelinkasap.com) using the file number assigned to this case. CA-RCS-24020650. Information about postponements

Legal Notices-STAR

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 July 14, 2025, at 10:00:00 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 KEN WAI LAM PAO AND XIN MEI LI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trutors, recorded on 9/27/2019, as Instrument No. 2019-0430268, 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 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. 641-020-29-11 A CONDOMINIUM UNIT COMPOSED OF THE FOLLOWING PORTIONS: LOT 1 OF CHULA VISTA TRACT NO. 90-07 BELLA STRIP OF LAND - SUNBOW, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14434, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON SEPTEMBER 5, 2002. PARCEL 1: RESIDENTIAL UNIT NO. 69, AS SHOWN UPON THE CONDOMINIUM PLAN FOR BELLA SOL AT SUNBOW RECORDED

Legal Notices-STAR

JANUARY 24, 2003 AS FILE NO. 2003-0086172 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA (THE "CONDOMINIUM PLAN"). PARCEL 2: AN UNDIVIDED 1/16TH FRACTIONAL INTEREST AS TENANT IN COMMON IN AND TO THE COMMON AREA WITHIN THE PHASE IN WHICH THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 1 ABOVE IS LOCATED EQUAL TO THE RECIPROCAL OF THE NUMBER OF RESIDENTIAL UNITS WITHIN THAT PHASE; THE COMMON AREA WITHIN THE PHASE IS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN. PARCEL 3: NON-EXCLUSIVE APURTENANT EASEMENTS IN AND TO THE ASSOCIATION PROPERTY NOW OR HEREAFTER OWNED BY THE BELLA SOL HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION ("ASSOCIATION") AS SET FORTH IN THE DECLARATION, "ASSOCIATION PROPERTY" IS DEFINED IN THE DECLARATION. USE OF PRIVATE STREETS AND DRIVES IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED AND DECLARATION ESTABLISHING ACCESS RIGHTS RECORDED FEBRUARY 12, 2003 AS FILE NO. 2003-0163628 OF OFFICIAL RECORDS. PARCEL 4: THE EXCLUSIVE RIGHT TO USE ANY EXCLUSIVE USE AREA SHOWN ON THE CONDOMINIUM PLAN AS BEING APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 1 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 811 CAMINITO SIENA, 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 \$396,708.03. 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 prop-

Legal Notices-STAR

erty. 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. Page 2 of 3 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 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-24020650 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The

Legal Notices-STAR

Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney 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.servicelinkasap.com](http://www.servicelinkasap.com) Dated: 6/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By Lili-an Solano, Trustee Sale Officer A-4845780 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5 C V 1 5 4 1 0 0 6 / 2 0 , 2 7 , 7 / 4 / 2 0 2 5

NOTICE OF TRUSTEE'S SALE TS No. CA-16-752755-RY Order No.: 160348163-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/27/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RODNEY K NOLAND, AND SOLEDAD M NOLAND, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 4/11/2006 as Instrument No. 2006-0250580 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/4/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$503,975.71 The purported property address is: 1767 BRAMBLEWOOD COURT, CHULA VISTA, CA 91913-1564 Assessor's Parcel No.: 642-520-18-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you

Legal Notices-STAR

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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-752755-RY. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-16-752755-RY to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the ad-

Legal Notices-STAR

dress of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-16-752755-RY and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION TS No.: CA-16-752755-RY IDSPub #0248717 6/13/2025 6/20/2025 C V 1 5 3 8 5 0 6 / 1 3 , 2 0 , 2 7 / 2 0 2 5