

Legal Notices-STAR

9920 Pacific Heights Blvd Suite 150, San Diego, CA 92121. This business is registered by the following: Jessica Vanessa Rodriguez Flores, 4240 Kearny Mesa Rd Ste 120 #1047, San Diego, CA 92111. This business is conducted by: Individual The first day of business was: 05/26/2025 Signature: Jessica Vanessa Rodriguez Flores Statement filed with the Recorder/County Clerk of San Diego County on: 05/30/2025 CV154093 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011570
Exclusive Realty & Mortgage Located at 960 Red Granite Road, Chula Vista, CA 91913. This business is registered by the following: Exclusive Realty & Mortgage, Inc., 960 Red Granite Road, Chula Vista, CA 91913. This business is conducted by: Corporation The first day of business was: 06/13/2025 Signature: Arlene E. Villafior, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/13/2025 CV154094 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009236
TJ Clamatos & Snacks Located at 1075 8th St, Imperial Beach, CA 91932. This business is registered by the following: Maria Luisa Larranaga, 1009 Oneonta Ave, Imperial Beach, CA 91932. This business is conducted by: Individual The first day of business was: 05/12/2025 Signature: Maria Luisa Larranaga Statement filed with the Recorder/County Clerk of San Diego County on: 05/12/2025 CV154123 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010939
N2 Drywall Finisher 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 CV154125 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010464
a) **SD Bookkeeping Solutions** b) **San Diego Bookkeeping Solutions** 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. 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

Legal Notices-STAR

CV154145 6/20,27,7/4,11/25
FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011858
JJ's Family Vending Located at 4364 Bonita Road #1060, Bonita, CA 91902. This business is registered by the following: JJ's Family Services, 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: 06/18/2025 CV154240 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011606
a) **Sinister Sour-dough** b) **Scriptcraft Studios** 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 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

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011673
Pickendrop LLC 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 Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025 CV154172 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011128
The Brie Bar 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 CV154188 6/20,27,7/4,11/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011579
Sol Wellness Located at 9666 Businesspark Ave, Unit 207, San Diego, CA 92131. This business is registered by the following: Xennia Dorr MFT Marriage and Family Therapy Professional Corporation, P.O. Box 2111,

Legal Notices-STAR

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 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 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

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

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

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011686
a) **JRL Legendary Development Inc** b) **Leineage Builders Inc** Located at 16 Angela Ln, Chula Vista, CA

Legal Notices-STAR

91911. This business is registered by the following: Jose Ramon Leano, 16 Angela Ln, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: N/A Signature: Jose R Leano Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025 CV154218 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011834
Alta Dental Group Located at 1415 Ridgeback Rd #24, Chula Vista, CA 91910. This business is registered by the following: Bajwa Dental Chula Vista, 1415 Ridgeback Rd #24, Chula Vista, CA 91910. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Omar Bajwa, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025 CV154230 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011638
Confeti Located at 6965 Camino Maquiladora Suite H, San Diego, CA 92154. This business is registered by the following: Navile Somali Nunez, 6965 Camino Maquiladora Suite H, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: 06/16/2025 Signature: Navile Somali Nunez Statement filed with the Recorder/County Clerk of San Diego County on: 06/16/2025 CV154251 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011529
The Cross Fitness Located at 630 1st Ave, San Diego, CA 92101. This business is registered by the following: Jacqueline Celeste Guzman & Francisco Javier Guzman, 1268 Silver Hawk Way, Chula Vista, CA 91915. This business is conducted by: Married Couple The first day of business was: N/A Signature: Jacqueline Celeste Guzman Statement filed with the Recorder/County Clerk of San Diego County on: 06/13/2025 CV154254 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011859
F&C Properties Located at 7606 Lawford Ct, Lemon Grove, CA 91945. This business is registered by the following: Freddy Frank Lacarra & Cinthya Teresa Suarez, 7606 Lawford Ct, Lemon Grove, CA 91945. This business is conducted by: Married Couple The first day of business was: 06/18/2025 Signature: Freddy Frank Lacarra Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025

Legal Notices-STAR

CV154290 6/27,7/4,11,18/25
FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011893
Reinoso Insurance Services Located at 2720 E Plaza Blvd Suite Y-K, National City, CA 91950. This business is registered by the following: Macys Reinoso, 902 Camino Cantera, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 01/01/2016 Signature: Macys Reinoso Statement filed with the Recorder/County Clerk of San Diego County on: 06/20/2025 CV154311 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011883
BIZE Mechanical Solutions Located at 648 Port Dunbar, Chula Vista, CA 91913. This business is registered by the following: Bernabe Gonzalez, 648 Port Dunbar, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Bernabe Gonzalez Statement filed with the Recorder/County Clerk of San Diego County on: 06/20/2025 CV154312 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011869
a) **Digital Dynamics** b) **Dwell Well Restoration** Located at 2817 Iris Ave #C, San Diego, CA 92173. This business is registered by the following: Stephlos Inc, 2817 Iris Ave #C, San Diego, CA 92173.. This business is conducted by: Corporation The first day of business was: 06/02/2025 Signature: Carlos Sandoval, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025 CV154313 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011926
Valverde's Cleaning Services LLC Located at 5824 Whirlybird Way, Bonita, CA 91902. This business is registered by the following: Valverde's Cleaning Services LLC, 5824 Whirlybird Way, Bonita, CA 91902. This business is conducted by: Limited Liability Company The first day of business was: 06/20/2025 Signature: Karina Valverde, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/20/2025 CV154314 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011736
Otter Irrigation Located at 6756 Mezin Way, San Diego, CA 92114. This business is registered by the following: Jesus Colis, 6756 Mezin Way, San Diego, CA 92114. This business is conducted by: Individual The first day of business was: N/A Signature: Jesus Colis Statement filed with the

Legal Notices-STAR

Recorder/County Clerk of San Diego County on: 06/17/2025 CV1543145 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9009636
Namasally Located at 3710 Alabama St #22, San Diego, CA 92104. This business is registered by the following: Seeking Satya, 3710 Alabama St #22, San Diego, CA 92104. This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Sally M Morgan, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 05/16/2025 CV154316 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011482
Enterprise319 Located at 742 Plaza Miroda, Chula Vista, CA 91910. This business is registered by the following: Scott R Lohr, PO Box 2906, Chula Vista, CA 91912. This business is conducted by: Individual The first day of business was: N/A Signature: Scott R Lohr Statement filed with the Recorder/County Clerk of San Diego County on: 06/12/2025 CV154342 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010515
a) **Empire Construction & Technologies** b) **Response Team 1** Located at 3360 East La Palma Ave, Anaheim, CA 92806. This business is registered by the following: Iso-sceles Holdings, LLC, 3360 East La Palma Ave, Anaheim, CA 92806. This business is conducted by: Limited Liability Company The first day of business was: 03/01/2015 Signature: Diona Simoneit, Secretary Statement filed with the Recorder/County Clerk of San Diego County on: 05/30/2025 CV154373 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011952
a) **Swell** b) **Swell Coastal Window Cleaning** Located at 2466 First Ave Apt 9, San Diego, CA 92101. This business is registered by the following: Christian Bondra & Otto Krebs, 2466 First Ave Apt 9, San Diego, CA 92101. This business is conducted by: General Partnership The first day of business was: 02/13/2023 Signature: Christian Bondra Statement filed with the Recorder/County Clerk of San Diego County on: 06/20/2025 CV154385 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011855
South Bay Mobile Car Detailing Located at 2335 Peacock Valley Road, Chula Vista, CA 91915. This business is registered by the following: Luis E Rivas, 2335 Peacock Valley Road, Chula Vista, CA

Legal Notices-STAR

91915. This business is conducted by: Individual The first day of business was: N/A Signature: Luis E Rivas Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025 CV154398 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012183
Sunset Coast Assisted Living 3 Located at 4886 Doliva Dr, San Diego, CA 92117. This business is registered by the following: Sunset Coast 3 Corp, 2285 Ingrid Ave, San Diego, CA 92154. This business is conducted by: Corporation The first day of business was: 01/24/2024 Signature: Christine Tapia, Secretary Statement filed with the Recorder/County Clerk of San Diego County on: 06/24/2025 CV154473 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9010058
A & F Consultants Located at 3248 Corte Premana, Chula Vista, CA 91914. This business is registered by the following: A & F Real Estate Holdings, 1624 Calle Mayfair, Chula Vista, CA 91913. This business is conducted by: Limited Liability Company The first day of business was: 05/21/2025 Signature: Alejandra Luna, Managing Member Statement filed with the Recorder/County Clerk of San Diego County on: 05/21/2025 CV154519 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011972
Boccaccini Tennis Located at 7550 Eads Ave Apt 304, La Jolla, CA 92037. This business is registered by the following: Gabriele Anatol Boccaccini, 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 Statement filed with the Recorder/County Clerk of San Diego County on: 06/23/2025 CV154522 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012268
Panchos Mexican Grill Located at 1709 East Main St, El Cajon, CA 92021. This business is registered by the following: Panchos Association Inc, 1709 East Main St, El Cajon, CA 92021. This business is conducted by: Limited Liability Company The first day of business was: 08/01/1975 Signature: Maria Teresa Gutierrez, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/25/2025 CV154523 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012270
Panchos Mexican Grill Located at 933

Legal Notices-STAR

Otay Lakes Rd, Chula Vista, CA 91913. This business is registered by the following: Pegudi Restaurants Inc, 933 Otay Lakes Rd, Chula Vista, CA 91913. This business is conducted by: Limited Liability Company The first day of business was: 06/15/2002 Signature: Pedro Gutierrez, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/25/2025 CV154525 6/27,7/4,11,18/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012269
Papagayos Grill & Cantina Located at 2220 Otay Lakes Rd, Chula Vista, CA 91913. This business is registered by the following: Papagayos Grill Inc, 2220 Otay Lakes Rd, Chula Vista, CA 91913. This business is conducted by: Limited Liability Company The first day of business was: 09/01/1999 Signature: Maria Teresa Gutierrez, President Statement filed with the Recorder/County Clerk of San Diego County on: 06/25/2025 CV154526 6/27,7/4,11,18/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU032760C
TO ALL INTERESTED PERSONS: Petitioner: ROBERT MARLAN M A C K E Y a k a ROBERT MANLAN MACKEY PICO aka ROBERT M. MACKEY filed a petition with this court for a decree changing names as follows: ROBERT MARLAN MACKEY aka ROBERT MANLAN MACKEY PICO aka ROBERT M. MACKEY to ROBERT MARLAN MACKEY PICO. 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 08/13/2025
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

Legal Notices-STAR

county: The Star News
DATE: 6/24/2025
Maureen F. Hallahan
Judge of the
Superior Court
CV154535
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011772

La Sabrosita Botanero and Cantina Located at 2010 Birch Rd, Chula Vista, CA 91915. This business is registered by the following: Gutierrez Family Restaurants Inc II, 2010 Birch Rd, Chula Vista, CA 91915.

This business is conducted by: Limited Liability Company
The first day of business was: 06/01/2020
Signature: Maria Teresa Gutierrez, President

Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025
CV154524
6/27,7/4,11,18/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9010278

R&S Revamp Located at 519 Mather Ave, San Diego, CA 92154. This business is registered by the following: Chantel Marie Renteria, PO Box 212593, Chula Vista, CA 91921.

This business is conducted by: Individual
The first day of business was: 05/27/2025
Signature: Chantel Marie Renteria
Statement filed with the Recorder/County Clerk of San Diego County on: 05/27/2025
CV154545
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012407

Law Offices of Jeffrey T. Petersen Located at 12264 El Camino Real, Suite 109, San Diego, CA 92130. This business is registered by the following: Petersen + Landis PC, 12264 El Camino Real, Suite 109, San Diego, CA 92130.

This business is conducted by: Corporation
The first day of business was: 01/01/2025
Signature: Jeffrey Petersen, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 06/26/2025
CV154563
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012440

A & S Sparkle Located at 426 Euclid Ave, San Diego, CA 92114. This business is registered by the following: Andrey Simone Beltran Gomez, 758 Dorothy St, Chula Vista, CA 91911. This business is conducted by: Individual
The first day of business was: 06/26/2025
Signature: Andrey Beltran
Statement filed with the Recorder/County Clerk of San Diego County on: 06/26/2025
CV154588
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012481

Paul Dole Insurance Agency Located at 5130 Bonita Rd, Ste A, Bonita, CA 91902. This business is registered by the following: Dole and Sons Inc, PO Box

Legal Notices-STAR

400, Bonita, CA 91906. This business is conducted by: Corporation
The first day of business was: 09/02/1976
Signature: Patti Ewert, CFO
Statement filed with the Recorder/County Clerk of San Diego County on: 06/27/2025
CV154589
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012436

David Picone Consulting Located at 2851 Blackbush Ln, El Cajon, CA 92019. This business is registered by the following: David Picone, 2851 Blackbush Ln, El Cajon, CA 92019.

This business is conducted by: Individual
The first day of business was: 06/23/2025
Signature: David Picone
Statement filed with the Recorder/County Clerk of San Diego County on: 06/26/2025
CV154594
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012518

Marilyn's Kitchen Located at 196 Montgomery St, Chula Vista, CA 91911. This business is registered by the following: Maria de la luz Monguia, 196 Montgomery St, Chula Vista, CA 91911.

This business is conducted by: Individual
The first day of business was: N/A
Signature: Maria de la luz Monguia
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154601
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012514

Con Matcha Amor Located at 981 Hilltop Dr, Chula Vista, CA 91911. This business is registered by the following: Elydia Monabel Beltran, 981 Hilltop Dr, Chula Vista, CA 91911.

This business is conducted by: Individual
The first day of business was: N/A
Signature: Elydia M Beltran
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154602
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011771

Reyes & Alvarado Trucks Located at 5202 College Gardens Ct, San Diego, CA 92115. This business is registered by the following: Reyes & Alvarado Trucks, 4630 Border Village Rd Suite L, San Ysidro, CA 92173.

This business is conducted by: Corporation
The first day of business was: 04/22/2025
Signature: Felipe Garcia Perez, Secretary
Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025
CV154605
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011661

Ventora Services LLC Located at 524 Calle Primera Ste 1005-U, San Ysidro, CA 92173. This business is re-

Legal Notices-STAR

gistered by the following: Ventora Services LLC, 4630 Border Village Rd Suite L, San Ysidro, CA 92173. This business is conducted by: Limited Liability Company
The first day of business was: 05/20/2025
Signature: Dania Aranda, Manager
Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025
CV154606
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011839

Anywhere Towing & Auto Transport LLC Located at 2780 Creekside Village Sq, San Diego, CA 92154. This business is registered by the following: Anywhere Towing & Auto Transport LLC, 4630 Border Village Rd Suite L, San Ysidro, CA 92173.

This business is conducted by: Limited Liability Company
The first day of business was: 04/22/2025
Signature: Alfonso Villanueva, Manager
Statement filed with the Recorder/County Clerk of San Diego County on: 06/18/2025
CV154607
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9010950

Sharpshop2025 Located at 383 Alpine Avenue, Chula Vista, CA 91910. This business is registered by the following: Brian Thomas Richardson, 383 Alpine Avenue, Chula Vista, CA 91910.

This business is conducted by: Individual
The first day of business was: 05/03/2025
Signature: Brian Thomas Richardson
Statement filed with the Recorder/County Clerk of San Diego County on: 06/05/2025
CV154608
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012543

The Birria Spot Located at 7931 Airway Rd, San Diego, CA 92154. This business is registered by the following: Gabriel H Saldana, 986 Meadows Dr, Calexico, CA 92231.

This business is conducted by: Individual
The first day of business was: 06/30/2025
Signature: Gabriel H Saldana
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154628
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012516

a) **Lux Nova Psych** b) **Kristena Layne** Located at 1739 Sunset Cliffs Blvd Apt 4, Ocean Beach, CA 92107. This business is registered by the following: Kristen Elaine Nurkowski, 4833 Santa Monica Ave #7505, San Diego, CA 92107. This business is conducted by: Individual
The first day of business was: N/A
Signature: Kristen Elaine Nurkowski
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154629
7/4,11,18,25/25

Legal Notices-STAR

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011550

Symbolic Luxury Services Located at 1017 L Street #393, Sacramento, CA 95814. This business is registered by the following: Silver Star Mortgage Inc., 1017 L Street #393, Sacramento, CA 95814.

This business is conducted by: Corporation
The first day of business was: 09/04/2018
Signature: Daniel Contreras, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 06/13/2025
CV154546
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012544

a) **DM Planning and Architecture Consultants** b) **DM Forensic Consultants** Located at 326 I Street, Apt 12, Chula Vista, CA 91910. This business is registered by the following: David Maya Capon, 326 I Street, Apt 12, Chula Vista, CA 91910.

This business is conducted by: Individual
The first day of business was: 10/01/2013
Signature: David Maya Capon
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154630
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012555

Pelayo Builder Located at 3528 Citrus St, Lemon Grove, CA 91945. This business is registered by the following: Sergio Pelayo, 3528 Citrus St, Lemon Grove, CA 91945.

This business is conducted by: Individual
The first day of business was: N/A
Signature: Sergio Pelayo
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154636
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011732

Beach Goons Located at 2076 Franklin Ave, San Diego, CA 92113. This business is registered by the following: Pablo Ismael Cervantez, 2076 Franklin Ave, San Diego, CA 92113. This business is conducted by: Individual
The first day of business was: 06/17/2025
Signature: Pablo Ismael Cervantez
Statement filed with the Recorder/County Clerk of San Diego County on: 06/17/2025
CV154637
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011435

Alebra Financial Services Located at 1741 Eastlake Parkway Ste 102-186, Chula Vista, CA 91915. This business is registered by the following: Erik Javier Quezada, 1741 Eastlake Parkway Ste 102-186, Chula Vista, CA 91915. This business is conducted by: Individual
The first day of business was: 06/11/2025
Signature: Erik Javier Quezada

Legal Notices-STAR

Statement filed with the Recorder/County Clerk of San Diego County on: 06/12/2025
CV154647
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012554

Thayer Water Located at 15594 Calle Asturias, San Diego, CA 92128. This business is registered by the following: Thayer Water Inc, PO Box 1235, Cardiff, CA 92007. This business is conducted by: Corporation
The first day of business was: 11/19/2024
Signature: John B Thayer, President
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154660
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012523

Dimack Located at 416 W San Ysidro Blvd L-1417, San Ysidro, CA 92173. This business is registered by the following: Abelardo Macklis, 416 W San Ysidro Blvd L-1417, San Ysidro, CA 92173. This business is conducted by: Individual
The first day of business was: N/A
Signature: Abelardo Macklis
Statement filed with the Recorder/County Clerk of San Diego County on: 06/30/2025
CV154684
7/4,11,18,25/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012727

Dubon's Repairs and Maintenance Located at 3636 Lemona Ave Unit E, San Diego, CA 92105. This business is registered by the following: Jeibi Yobani Dubon Cordova, 3636 Lemona Ave Unit E, San Diego, CA 92105. This business is conducted by: Individual
The first day of business was: N/A
Signature: Jeibi Yobani Dubon Cordova
Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025
CV154700
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9011264

Pack Kraken Games Located at 1894 Loreto Gln, Escondido, CA 92027. This business is registered by the following: Red Mountain Games, LLC, 1894 Loreto Gln, Escondido, CA 92027. This business is conducted by: Limited Liability Company
The first day of business was: N/A
Signature: Eric Petersen, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 06/11/2025
CV154701
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012743

NBJJ Located at 4310 Orange Ave, San Diego, CA 92105. This business is registered by the following: Neto BJJ LLC, 2235 Mendocino Blvd, San Diego, CA 92107. This business is conducted by: Limited Liability Company

Legal Notices-STAR

The first day of business was: N/A
Signature: Odie Neto, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025
CV154707
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012802

J & R Lift Equipment LLC Located at 4065 Beyer Blvd Apt 61, San Ysidro, CA 92173. This business is registered by the following: J R Lift Equipment LLC, 4065 Beyer Blvd Apt 61, San Ysidro, CA 92173.

This business is conducted by: Limited Liability Company
The first day of business was: N/A
Signature: Rodolfo Rodriguez, Member
Statement filed with the Recorder/County Clerk of San Diego County on: 07/03/2025
CV154724
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9010495

Jet So Cal Holdings LLC Located at 330 Trousdale Dr, Chula Vista, CA 91910. This business is registered by the following: Jet So Cal Holdings LLC, 330 Trousdale Dr Unit B, Chula Vista, CA 91910. This business is conducted by: Limited Liability Company
The first day of business was: 10/27/2021
Signature: Jason Sydowski, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 05/30/2025
CV154754
7/11,18,25,8/1/25

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25CU032423C

TO ALL INTERESTED PERSONS: Petitioner: MILINDA LLAMAS filed a petition with this court for a decree changing names as follows: MILINDA LLAMAS to MELINDA LLAMAS. 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
08/26/2025

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: 7/03/2025
Maureen F. Hallahan
Judge of the
Superior Court
CV154755
7/11,18,25,8/1/25

FICTITIOUS

Legal Notices-STAR

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: 6/23/2025
Maureen F. Hallahan
Judge of the
Superior Court
CV154749
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012796

Business Handy Solution Engineer Located at 6051 Business Center Ct 4103, San Diego, CA 92154. This business is registered by the following: Adrian Vargas & Cindy Karen Vargas, 6051 Business Center Ct 4103, San Diego, CA 92154. This business is conducted by: General Partnership
The first day of business was: 02/14/2025
Signature: Adrian Vargas
Statement filed with the Recorder/County Clerk of San Diego County on: 07/03/2025
CV154715
7/11,18,25,8/1/25

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25CU034975C

TO ALL INTERESTED PERSONS: Petitioner: STEVEN ADRIAN CASTRO filed a petition with this court for a decree changing names as follows: STEVEN ADRIAN CASTRO to STEVEN ADRIAN CASTRO-KEHOE. 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
08/26/2025

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: 7/03/2025
Maureen F. Hallahan
Judge of the
Superior Court
CV154755
7/11,18,25,8/1/25

FICTITIOUS

Legal Notices-STAR

BUSINESS NAME
STATEMENT NO.
2025-9012163

Double Cee's Located at 212 Palomar St #27, Chula Vista, CA 91911. This business is registered by the following: Crista Garcia, 212 Palomar St #27, Chula Vista, CA 91911. This business is conducted by: Individual
The first day of business was: 06/02/2025
Signature: Crista Garcia

Statement filed with the Recorder/County Clerk of San Diego County on: 06/24/2025
CV154773
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012899

House of Gelato Located at 215 Third Ave, Chula Vista, CA 91910. This business is registered by the following: Angelo Formal Wear Corporation, 215 Third Ave, Chula Vista, CA 91910.

This business is conducted by: Corporation
The first day of business was: N/A
Signature: Angel Rocha, President
Statement filed with the Recorder/County Clerk of San Diego County on: 07/03/2025
CV154757
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012785

Paragon Acquisitions International Located at 600 West Broadway #700, San Diego, CA 92101. This business is registered by the following: Paragon Acquisitions International Inc, 600 West Broadway #700, San Diego, CA 92101.

This business is conducted by: Corporation
The first day of business was: 07/02/2025
Signature: Sean Linch, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025
CV154774
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9012685

B's Floral Designs Located at 1128 Calle Florecita, Chula Vista, CA 91910. This business is registered by the following: Bianca Morales, 1128 Calle Florecita, Chula Vista, CA 91910.

This business is conducted by: Individual
The first day of business was: 07/01/2025
Signature: Bianca Morales

Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025
CV154780
7/11,18,25,8/1/25

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2025-9010364

a) **"Chair'ish The Moment"** b) **"Chair'ish The Moment"** Located at 3505 Valley Rd #6, Bonita, CA 91092. This business is registered by the following: Toni Russell, PO Box 1243, Spring Valley, CA 91979.

This business is conducted by: Individual
The first day of business was: N/A
Signature: Toni Russell
Statement filed with the Recorder/County Clerk of San Diego County on: 05/28/2025

Legal Notices-STAR

CV154787
7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012974

Photo & Studio Located at 575 Portsmouth Dr Unit D, Chula Vista, CA 91911. This business is registered by the following: Marissa Velasquez & Richard Sweeting, 575 Portsmouth Dr Unit D, Chula Vista, CA 91911. This business is conducted by: General Partnership

The first day of business was: 07//07/2025

Signature: Marissa Velasquez

Statement filed with the Recorder/County Clerk of San Diego County on: 07/07/2025

CV154788

7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012791

Chimuelocos Located at 3580 Sunset Lane, San Ysidro, CA 92173. This business is registered by the following: Dennise Toledo, 3580 Sunset Lane, San Ysidro, CA 92173. This business is conducted by: Individual

The first day of business was: N/A

Signature: Dennise Toldeo

Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025

CV154789

7/11,18,25,8/1/25

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 25CU002647C

NOTICE TO DEFENDANT:

Aviso al Demandado):

JAP ROOFING SERVICES, a California

NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) FOR A COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION (ABC TYPE-41 LICENSE) AND LIVE ENTERTAINMENT

AT AN EXISTING RESTAURANT (LA MALQUERIDA BY DOLCHE) LOCATED AT 1524 MCKINLEY AVENUE IN THE COASTAL ZONE.

CASE FILE NO.: 2025-12 CUP CDP

APN: 557-055-08

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 21, 2025**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Applicant: Elena Gallardo) is proposing to sell on-site beer and wine (ABC Type 41) in conjunction with food sales at the existing restaurant (La Malquerida by Dolche). The restaurant is proposing alcohol sales from 8:00 a.m. to midnight daily. Additionally, the applicant is requesting live entertainment indoors from 8:00 a.m. to 11:30 p.m. and outdoors from 8:00 a.m. to 10:00 p.m. daily. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **July 21, 2025** by submitting it to PlcPub-Comment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CV154848 7/11/2025

Legal Notices-STAR

vices 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 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

Legal Notices-STAR

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, 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): CHRISTINE RISTER, 3021 RIDGE ROAD, A-

Legal Notices-STAR

NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 32 OF THE CEQA GUIDELINES SECTION 15332 (IN- FILL DEVELOPMENT) FOR A ZONE VARIANCE REQUEST FOR LESS THAN REQUIRED STREET WALL FOR A PROPERTY LOCATED AT 3040 EAST 16TH STREET.

CASE FILE NO. 2025-02 ZV

APN: 558-220-35

NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 32 OF THE CEQA GUIDELINES SECTION 15332 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION (ABC TYPE-41 LICENSE) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (SUSHI N' GONE) LOCATED AT 1539 EAST 8TH STREET.

CASE FILE NO.: 2025-11 CUP

APN: 557-102-19

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 21, 2025**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: Sushmitha Kudari).

The applicant is proposing to develop the property at 3040 East 16th Street with a five-unit multi-family residential building. The applicant is requesting a variance to deviate from the minimum street wall requirement to accommodate a driveway. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (In-Fill Development Projects).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **July 21, 2025** by submitting it to PlcPub-Comment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Please refer to the official posted agenda on the City's website (<https://www.nationalcityca.gov/>) prior to the meeting for the staff report for this item and/or changes to the agenda.

CV154852 7/11/2025

Legal Notices-STAR

102, ROCKWALL, TEXAS 75032. (469) 314-1700. Date: 02/05/2025 Clerk, by (Secretario): A. Villasenor Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served. CV154656 7/11,18,25,8/1/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012710

a) **San Giorgios Pizza** b) **SanGiorgiosPizza** c) **San Giorgios Pizzeria** d) **San Giorgios Pizza San Diego** Located at 5080 Bonita Road Suite M, Bonita, CA 91902. This business is registered by the following: TM-PC LLC, 3416 Mission Mesa Way, San Diego, CA 92120. This business is conducted by: Limited Liability Company

The first day of business was: N/A

Signature: Jorge Gonzalez Ayala, CEO

Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025

CV154723

7/11,18,25,8/1/25

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 25CU002647C

NOTICE TO DEFENDANT:

Aviso al Demandado):

JORGE PADILLA, an individual

YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante)

MONEYTREE, INC., a Washington corporation

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

NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION (ABC TYPE-41 LICENSE) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (SUSHI N' GONE) LOCATED AT 1539 EAST 8TH STREET.

CASE FILE NO.: 2025-11 CUP

APN: 557-102-19

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 21, 2025**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Applicant: Sushi N Gone Inc.) is proposing to sell on-site beer and wine (ABC Type 41) in conjunction with food sales at the existing restaurant. The restaurant is proposing alcohol sales from 8:00 a.m. to midnight daily. Additionally, the applicant is requesting live entertainment from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **July 21, 2025** by submitting it to PlcPub-Comment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CV154849 7/11/2025

Legal Notices-STAR

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, 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): CHRISTINE RISTER, 3021 RIDGE ROAD, A-102, ROCKWALL, TEXAS 75032. (469) 314-1700. Date: 02/05/2025 Clerk, by (Secretario): A. Villasenor Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served. CV154657

Legal Notices-STAR

7/11,18,25,8/1/2025

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2025-9012795

Business Handy Solution located at: 6051 Business Center Ct 4103, San Diego, CA 92154. The fictitious business name referred to above was filed in San Diego County on 06/11/2025 and assigned File No. 2025-9011313 is abandoned by: Adrian Vargas & Cindy Karen Vargas, 6051 Business Center Ct 4222, San Diego, CA 92154. This business is conducted by: General Partnership

Signature: Adrian Vargas

Statement filed with Recorder/County Clerk of San Diego County on: 7/03/2025

CV154717

7/11,18,25,8/1/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU034973C

TO ALL INTERESTED PERSONS: Petitioner: ANDREW DENNIS KEHOE filed a petition with this court for a decree changing names as follows: ANDREW DENNIS KEHOE to ANDREW DENNIS CASTRO-KEHOE. 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

08/26/2025

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: 7/03/2025

Maureen F. Hallahan

Judge of the Superior Court

CV154756

7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012658

Trailstone Therapy Located at 9984 Scripps Ranch Blvd #1039, San Diego, CA 92131. This business is registered by the following: Alexa Kristine Hall LCSW, 9984 Scripps Ranch Blvd #1039, San Diego, CA

Legal Notices-STAR

92131.
This business is conducted by: Individual
The first day of business was: N/A
Signature: Alexa Kristine Hall LCSW
Statement filed with the Recorder/County Clerk of San Diego County on: 07/02/2025
CV154807
7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011067

Blooms and Petals Rentals

Located at 4203 Genesee Ave Ste 103-262, San Diego, CA 92117. This business is registered by the following: Tristan Diaz, 4203 Genesee Ave Ste 103-262, San Diego, CA 92117.
This business is conducted by: Individual

Legal Notices-STAR

The first day of business was: 06/06/2025
Signature: Tristan Diaz
Statement filed with the Recorder/County Clerk of San Diego County on: 06/06/2025
CV154809
7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9011946

The Lavender Rose

Located at 6428 Sunny Brae Drive, San Diego, CA 92119. This business is registered by the following: Zeineb Huizinga, 6428 Sunny Brae Drive, San Diego, CA 92119.
This business is conducted by: Individual
The first day of business was: 06/15/2015
Signature: Zeineb Huizinga
Statement filed with the

DOCUMENT 00 11 16

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:
SOH STADIUM MODERNIZATION, BID 26-2964-AM

PROJECT ESTIMATE: \$31,000,000.00

The project consists of:

New High School Stadium project including Home and Visitor Bleachers, Press Box, ticket booth, artificial turf sports field, 9 lane rubber surface track, Home and Visitor Concessions Buildings, Field House Storage conversion, Musco light poles, American with Disabilities Act (ADA) improvements, retaining walls, concrete paving, utilities, sitework, and landscaping.

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 **July 12, 2025**, for review on the district’s website. Go to 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 **August 12, 2025 at 2:00pm**, 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: **September 15, 2025.**
MANDATORY JOB WALK: A mandatory pre-bid conference and site visit will be held on **July 22, 2025 at 11:00am** at **Southwest High School, 1685 Hollister St, San Diego, CA 92154**. All participants are required to sign in and meet at the **School 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.

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.
CV154674 7/11,18/2025

Legal Notices-STAR

CV154835
7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9013075

Glaya Services Inc

Located at 7777 Westside Dr Apt 450, San Diego, CA 92108. This business is registered by the following: Glaya Services Inc, 7777

RFP P03-2026

City of Chula Vista Debt Collection Services

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA will receive sealed proposals for Debt Collection Services until 12:00 P.M. Thursday, July 31, 2025.
Respondents must be registered on-line via the City of Chula Vista portal for PlanetBids at <http://www.chulavistaca.gov/departments/finance/selling-to-the-city>
Vendor Registration: 91800 Consulting Services & 94600 Financial Services. Specifications and submittal instructions are available within the solicitation documents.
Victor De La Cruz/Procurement Services Analyst
vdelacruz@chulavistaca.gov
CV154806 7/11/2025

Legal Notices-STAR

Westside Dr Apt 450, San Diego, CA 92108. This business is conducted by: Corporation
The first day of business was: 06/12/2025
Signature: Luis G Alpizar, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 07/08/2025

Legal Notices-STAR

CV154836
7/11,18,25,8/1/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012416

a) CompleteCare Psychiatry b) CompleteCare Behavioral Group

Located at 1588 Calle De La Flor, Chula Vista, CA 91913. This business is registered by the following: Dumka Awanen Biragbara, 1588 Calle De La Flor, Chula Vista, CA 91913.
This business is conducted by: Individual
The first day of business was: 01/02/2025
Signature: Dumka Biragbara
Statement filed with the Recorder/County Clerk of San Diego County on: 06/26/2025
CV154837
7/11,18,25,8/1/25

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9012162
So Cal Building Group

Located at 2820 Via Orange Way Suite J, Spring Valley, CA 91978. This business is registered by the following: So Cal Building Restoration Inc, 2820 Via Orange Way Suite J, Spring Valley, CA 91978.
This business is conducted by: Corporation
The first day of business was: 01/01/2017
Signature: Norma Alonso, CEO

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9013014
SD Lue Therapy

Located at 1424 Santa Victoria Road, Chula Vista, CA 91913. This business is registered by the following: Stephanie Diana Lue, 1424 Santa Victoria Road, Chula Vista, CA

NOTICE OF PUBLIC HEARING CITY COUNCIL CITY OF CHULA VISTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Chula Vista will conduct a public hearing to consider the following matter:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PLAN OF FINANCE INCLUDING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,000,000 TO FINANCE AND REFINANCE A QUALIFIED RESIDENTIAL RENTAL PROJECT KNOWN AS SENIORS ON BROADWAY, LOCATED AT 845 BROADWAY, FOR THE BENEFIT OF METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI-POVERTY OF SAN DIEGO COUNTY, INC. (MAAC), OR AN AFFILIATED ENTITY, AND CERTAIN OTHER MATTERS RELATING THERETO

HEARING INFORMATION

Date and Time: July 22, 2025 at 5:00 p.m.
Location: Council Chambers, City Hall, 276 Fourth Avenue, Chula Vista

Public Testimony:
In-Person: Interested persons wishing to express their views on the matter described above will be given an opportunity to do so at the public hearing.

Written Comments: Comments may be mailed or delivered to: City of Chula Vista, City Clerk Kerry Bigelow, 276 Fourth Ave, Chula Vista, CA 91910. Comments must be received by the City Clerk before the close of the public hearing.

ADDITIONAL MATTER DETAILS

On July 15, 2025, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a plan of finance that includes the proposed issuance by the California Municipal Finance Authority (the “Authority”) of its revenue bonds in one or more series in an amount not to exceed \$12,000,000 (together with a like amount of refunding obligations) (the “Bonds”), including but not limited to revenue bonds issued to finance or refinancing the acquisition and rehabilitation of a 42-unit qualified residential rental project located at 845 Broadway (the “Project”) in City of Chula Vista, California (the “City”). The Project is to be owned and operated by a limited partnership or other ownership entity to be created by Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County, Inc. (the “Sponsor”) or an affiliate of the Sponsor (such limited partnership or other ownership entity, the “Borrower”). The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

ENVIRONMENTAL NOTICE
The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (“CEQA”) State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

ACCESSIBLE PUBLIC MEETINGS
Written agenda materials in appropriate alternative formats, or disability-related modifications or accommodations, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings or services will be provided upon request. Please contact cityclerk@chulavistaca.gov or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting so that arrangements may be made.

NOTE
If you wish to challenge the City’s action on these matters in court, you may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.
CV154842 7/11/2025

CLASS “A” – GENERAL ENGINEERING CONTRACTOR

Award of Contract: The Authority shall award the Contract for the Project to the lowest responsive and responsible Bidder as determined by the Authority from the Total Bid Price, in accordance with section 00200. The Authority reserves the right to reject any or all Bids or to waive any minor irregularities or informalities in any Bids or in the bidding process.

For information regarding this Notice, contact Michelle Musgrave, Office Assistant Supervisor, at mmusgrave@sweetwater.org. For all other information, contact Alex Garcia, Engineering Manager, at agarcia@sweetwater.org.
CV154411 6/27,7/4,11/2025

JULY II, 2025 - THE STAR-NEWS - PAGE 17

Legal Notices-STAR

31913.
 This business is conducted by: Individual
 The first day of business was: N/A
 Signature: Stephanie Diana Lue
 Statement filed with the Recorder/County Clerk of San Diego County on: 07/07/2025
 CV154844
 7/11,18,25,8/1/25

Legal Notices-STAR

S. No.: 23-9840 Loan
 No.: *****5995 APN:
 640-330-14-08
 NOTICE OF TRUST-
 EEE'S SALE YOU ARE
 IN DEFAULT UNDER
 A DEED OF TRUST
 DATED 12/9/2021. UN-
 LESS YOU TAKE AC-
 TION TO PROTECT
 YOUR PROPERTY, IT
 MAY BE SOLD AT A
 PUBLIC SALE. IF YOU
 NEED AN EXPLANA-
 TION 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 cred-
 it 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 au-
 thorized to do busi-
 ness in this state will
 be held by the duly ap-
 pointed trustee as
 shown below, of all
 right, title, and interest
 conveyed to and now
 held by the trustee in
 the hereinafter de-
 scribed property under
 and pursuant to a Deed
 of Trust described be-
 low. The sale will be
 made, but without cov-
 enant or warranty, ex-
 pressed or implied, re-
 garding title, posses-
 sion, or encumbrances,
 to pay the remaining
 principal sum of the
 note(s) secured by the
 Deed of Trust, with in-
 terest 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: DAR-
 REN PILANI GOOD-
 LOE, A SINGLE MAN
 Duly Appointed Trust-
 ee: Prestige Default
 Services, LLC
 Recorded 12/15/2021
 as Instrument No.
 2021-0845061 in book
 --, page -- of Official
 Records in the office of
 the Recorder of San
 Diego County, Califor-
 nia,
 Date of Sale: 12/7/2025 at 9:00 AM
 Place of Sale: En-
 trance of the East
 County Regional Cen-
 ter East County Re-
 gional Center, 250 E.
 Main Street, El Cajon,
 CA 92020
 Amount of unpaid bal-
 ance and other
 charges: \$373,142.92
 Street Address or oth-
 er common designa-
 tion of real property:
 779 CAMINITO ES-
 TRELLA
 CHULA VISTA Califor-
 nia 91910
 A.P.N.: 640-330-14-08
 The undersigned Trust-
 ee disclaims any liabil-
 ity for any incorrect-
 ness of the street ad-
 dress or other com-
 mon designation, if
 any shown above. If

Legal Notices-STAR

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. All checks payable to Prestige Default Services, LLC.

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) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 23-9840. 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

Legal Notices-STAR

After the date of the trustee sale, you can call (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 23-9840 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 45 days after the trustee's sale. Third, you must submit a bid 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: 6/16/2025
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (800) 793-6107
Patricia Sanchez Foreclosure Manager
PPP#25-004004
C V 1 5 4 1 5 5
2/27, 7/4, 11/2025

S. No. 133470-CA
 APN: 643-051-44-25
 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/18/2021. 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 On 8/4/2025 AT 10:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 10/29/2021 as Instrument No. 2021-0756461 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: CRAIG C. COLLINS, AN UNMARRIED MAN 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; At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cerrito, CA 92021 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: A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/15TH FEE SIMPLE INTEREST AS A TENANT IN

Legal Notices-STAR

COMMON IN AND TO THE PORTION OF THE BUILDING ENVELOPE IN WHICH THE RESIDENTIAL UNIT IS LOCATED, EXCEPTING THEREFROM ALL RESIDENTIAL UNITS SITUATED WITHIN THE BUILDING ENVELOPE AS SHOWN ON THE CONDOMINIUM PLAN FOR MERCEDES-BENZ COLEIL PHASE 6 RECORDED JUNE 16, 2005 AS INSTRUMENT NO. 2005-0506849 ("CONDOMINIUM PLAN") WHICH IS SITUATED WITHIN MODULE C OF LOTS 1 AND 2 OF CHULA VISTA TRACT NO. 02-05, OTAY RANCH, VILLAGE 6 UNIT 1, NEIGHBORHOOD R- 8 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 14970 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY '17, 2005 OF OFFICIAL RECORDS. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. PARCEL 2: RESIDENTIAL UNIT NO. 1231, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN. PARCEL 3: AN EXCLUSIVE EASEMENT ("EXCLUSIVE USE EASEMENT") OVER THE PORTION OF THE COMMON AREA (AS DEFINED IN THE DECLARATION) DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN. PARCEL 4: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR INGRESS, EGRESS, USE AND ENJOYMENT, OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY SHOWN ON THE CONDOMINIUM PLAN AND OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY OF THE OTHER PHASES OF THE PROPERTY DESCRIBED IN THE DECLARATION, WHICH EASEMENTS ARE APPURTENANT TO PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE, SUBJECT TO THE PROVISIONS OF NE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO EACH OF SAID OTHER PHASES, RESPECTIVELY, UPON (i) RECORDATION OF A SUPPLEMENTARY DECLARATION OF ANNEXATION, DECLARING SUCH PHASES, RESPECTIVELY, TO BE SUBJECT TO THE DECLARATION, AND (ii) CONVEYANCE OF THE FIRST CONDOMINIUM IN EACH RESPECTIVE PHASE, ALL AS MORE FULLY SET FORTH IN THE DECLARATION RECORDED ON FEBRUARY 22, 2005 AS DOCUMENT NO. 2005-0411545 AND ANY AMENDMENTS HERETO NOW OF RECORD OR WHICH WILL BE OF RECORD PRIOR TO THE RECORDATION OF THIS GRANT DEED "DECLARATION"

Legal Notices-STAR

AND IN THE HILLSBOROUGH AT OTAY RANCH COMMUNITY ASSOCIATION ("MASTER ASSOCIATION") AND ACCEPTED SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HILLSBOROUGH AT OTAY RANCH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 2002-0825131 ("MASTER DECLARATION") THE ASSOCIATION PROPERTY REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, THIS NON-EXCLUSIVE EASEMENT IS FURTHER SUBJECT TO ANY EXCLUSIVE OR NON-EXCLUSIVE EASEMENTS RESERVED IN THE DECLARATION, THE CONDOMINIUM PLAN, AND THIS GRANT DEED MORE ACCURATELY DESCRIBED AS A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/15TH FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE PORTION OF THE BUILDING ENVELOPE IN WHICH THE RESIDENTIAL UNIT IS LOCATED, EXCEPTING THEREFROM ALL RESIDENTIAL UNITS SITUATED WITHIN THE BUILDING ENVELOPE AS SHOWN ON THE CONDOMINIUM PLAN FOR MERGOLF LEI PHASE 6 RECORDED JUNE 16, 2005 AS INSTRUMENT NO. 2005-0506849 ("CONDOMINIUM PLAN") WHICH IS SITUATED WITHIN MODULE G OF LOTS 1 AND 2 OF CHULA VISTA TRACT NO. 02-05, OTAY RANCH, VILLAGE 6 UNIT 1, NEIGHBORHOOD R- 8 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14970 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY '17, 2005 OF OFFICIAL RECORDS. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. PARCEL 2: RESIDENTIAL UNIT NO. 1231, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN. PARCEL 3: AN EXCLUSIVE EASEMENT ("EXCLUSIVE EASEMENT") OVER THE PORTION OF THE COMMON AREA (AS DEFINED IN THE DECLARATION) DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN. PARCEL 4: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER

Legal Notices-STAR

OWNERS, FOR INGRESS, EGRESS, USE AND ENJOYMENT, OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY SHOWN ON THE CONDOMINIUM PLAN AND OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY OF THE OTHER PHASES OF THE PROPERTY DESCRIBED IN THE DECLARATION, WHICH EASEMENTS ARE APPURTENANT TO PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE SUBJECT TO THE PROVISIONS OF THE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO EACH OF SAID OTHER PHASES, RESPECTIVELY, UPON (I) RECORDATION OF A SUPPLEMENTARY DECLARATION OF ANNEXATION, DECLARING SUCH PHASES, RESPECTIVELY, TO BE SUBJECT TO THE DECLARATION, AND (II) CONVEYANCE OF THE FIRST CONDOMINIUM IN EACH RESPECTIVE PHASE, ALL AS MORE FULLY SET FORTH IN THE DECLARATION RECORDED ON FEBRUARY 22, 2005 AS DOCUMENT NO. 0005-0411545 AND ANY AMENDMENTS THERETO NOW OF RECORD OR WHICH WILL BE OF RECORD PRIOR TO THE RECORDATION OF THIS GRANT DEED ("DECLARATION") AND IN THE HILLSBOROUGH AT OTAY RANCH COMMUNITY ASSOCIATION ("MASTER ASSOCIATION") AND ACCEPTED SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HILLSBOROUGH AT OTAY RANCH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 0002-0825131 ("MASTER DECLARATION"). THE ASSOCIATION PROPERTY REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, THIS NON-EXCLUSIVE EASEMENT IS FURTHER SUBJECT TO ANY EXCLUSIVE OR NON-EXCLUSIVE EASEMENTS RESERVED IN THE DECLARATION, THE CONDOMINIUM PLAN AND THIS GRANT DEED. The street address and other common designation, if any, of the real property described above is purported to be: 1853 RUE BIENVILLE PL, UNIT #831, CHULA VISTA, CA 91913-3974. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. A bid sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition,

Legal Notices-STAR

for 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: \$419,677.19 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 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 scheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcors.com, using the file number assigned to this case 133470-CA. Information about postponements that are very short in duration or that occur close in

Legal Notices-STAR

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 web site www.clearrecon.com, using the file number assigned to this case 133470-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 15 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 4 1 9 1 7/11, 18, 25/2025

U.S. No. 121433-CA
APN: 574-171-18-00
NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/9/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/8/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/15/2017 as Instrument No. 2017-0217368 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: SANJUANA SORIA, AN UNMARRIED 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

Legal Notices-STAR

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: LOT 23 OF CIAIREVISTA UNIT NO. "A", IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2579, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 20, 1949. MORE ACCURATELY DESCRIBED AS LOT 23 OF CLAIRE VISTA UNIT NO. "A", IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2579, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 20, 1949. The street address and other common designation, if any, of the real property described above is purported to be: 612 CARLA AVENUE, CHULA VISTA, CA 91910 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: \$326,351.05 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. Plac-

Legal Notices-STAR

cing 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, using the file number assigned to this case 121433-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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, using the file number assigned to this case 121433-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 trust-

Legal Notices-STAR

ee'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 4 2 3 4 6/27,7/4,11/2025

NOTICE OF TRUSTEE'S SALE File No.: 24-260519 A.P.N.: 595-844-11-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 24, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): JORGE E. SALAS, A MARRIED MAN Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on October 31, 2006 at Instrument No 2006-0774244 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 7/21/2025 Sale Time: 10:00 AM Sale Loca-

Legal Notices-STAR

tion: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 , CA 92020 Amount of unpaid balance and other charges: \$1,230,162.35 (Estimated) Street Address or other common designation of real property: 2932 WINDING FENCE WAY CHULA VISTA, CA 91914. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: LOT 38 OF CHULA VISTA TRACT NO. 92-02A ROLLING HILLS RANCH SUBAREA III NEIGHBORHOOD 9B, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14868, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 2, 2004. EXCEPTING THEREFROM EASEMENTS FOR MAINTENANCE, ENCROACHMENT, SUPPORT, DRAINAGE AND REPAIR AND ALL OTHER PURPOSES AND EASEMENTS AS DESCRIBED IN THE MASTER DECLARATION, NOTICE OF DECLARATION [AND DRAINAGE DECLARATION] [REFER TO DRAINAGE DECLARATION ONLY FOR LOTS 31-36] REFERRED TO BELOW, THE MAP OF RECORD REFERENCED ABOVE, AND SUCH OTHER EASEMENTS AS MAY BE OF RECORD AS OF THE DATE HEREOF. PARCEL 2: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR ACCESS, INGRESS AND EGRESS, OVER, IN, TO, AND THROUGH THE ASSOCIATION PROPERTY, IF ANY DESCRIBED IN THE MASTER DECLARATION, SUBJECT TO THE LIMITATIONS SET FORTH THEREIN, WHICH EASEMENT IS APPURTENANT TO THE RESIDENTIAL LOT DESCRIBED ABOVE. PARCEL 3: A NON-EXCLUSIVE APPURTENANT EASEMENT TO DRAIN WATER THROUGH THE DRAINAGE SYSTEM, AS DEFINED IN THE DRAINAGE DECLARATION, IN THE ACTUAL LOCATION OF THE DRAINAGE SYSTEM AS INSTALLED, THE APPROXIMATE LOCATION OF WHICH IS DEPICTED IN THE DRAINAGE DECLARATION. [INCLUDED THIS PARCEL 3 PARAGRAPH ONLY FOR LOTS 31-36]. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the

Legal Notices-STAR

beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): 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(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit the website <http://www.servicelinkasap.com> using the file number assigned to this case 24-260519. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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.

Legal Notices-STAR

There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 24-260519 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. Robertson, Anschutz, Schneid & Crane, LLP Date: 6/6/2025 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKASAP.COM](http://WWW.SERVICELINKASAP.COM). FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 114611-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A - 4844827 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5 , 0 7 / 1 1 / 2 0 2 5 C V 1 5 4 2 6 0 6/27,7/4,11/2025

T.S. No.: 2025-14194-CA APN: 589-230-11-72 Property Address: 3014 PLAZA PAOLO, BONITA, CA 91902 NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section

Legal Notices-STAR

5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: DOMINIQUE BYERS, AN UNMARRIED WOMAN- Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 7/31/2017 as Instrument No. 2017-0346171 in Book -- Page -- and modified by Loan Modification Agreement recorded on 09/19/2019 as Instrument 2019-0410118 . 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, 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$253,356.94 Street Address or other common designation of real property: 3014 PLAZA PAOLO BONITA, CA 91902 A.P.N.: 589-230-11-72 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insur-

ance 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 or (888) 902-3989 or visit these internet websites www.nestortrustee.com, using the file number assigned to this case 2025-14194-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO 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 www.nestortrustee.com, using the file number assigned to this case 2025-14194-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: 6/30/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 44295 Pub Dates 07/11, 07/18, 07/25/2025 C V 1 5 4 6 4 4 7/11,18,25/2025