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SUMMONS Cross-Complaint (CITACION JUDICIAL-CONTRADEMANDA) SHORT NAME OF CASE (from Complaint): **YVONNE ALEC v CITY OF CHULA VISTA, et al.** (Nombre de Caso): **CASE NUMBER: (Número del Caso): 37-2022-48408-CU-PACTL** NOTICE TO CROSS-DEFENDANT: (AVISO AL CONTRA-DEMANDADO): **JUAN JESUS PEREZ and ROES 1 through 100, inclusive** YOU ARE BEING SUED BY CROSS-COMPLAINANT: (LO ESTÁ DEMANDANDO EL CONTRA-DEMANDANTE): **CITY OF CHULA VISTA, a Municipal Corporation;** You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the cross-complainant. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver

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form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al contrademandante. Una carta o una llamada telefónica 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 para su respuesta. Puede en-

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contrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más 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 remisión 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 Ayuda de las Cortes de California (www.sucorte.ca.gov), o uniéndose 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 recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte

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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): Superior Court of California, County of San Diego, 330 West Broadway, San Diego, CA 92101 The name, address, and telephone number of cross-complainant's attorney, or cross-complainant without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del contrademandante, o del contrademandante que no tiene abogado, es): **ERIC B ALDEN, DEPUTY CITY ATTORNEY CHULA VISTA CITY ATTORNEY'S OFFICE 276 4TH AVE, CHULA VISTA, CA 91910 619-691-5037 Date: 07/24/2025 Clerk, by (Secretario): N. Adams Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served as an individual cross-defendant. C V 1 5 7 8 6 3 11/7,14,21,28/2024**

NOTICE OF SALE ABANDONED PERSONAL PROPERTY Notice is given that pursuant to section 21701-21715 of the Business and Profession code, Section 2328 of Commercial Code, Section 535 of the Penal Code, ACRROPOLIS SPACE CENTER 3200 B4-4 Highland Avenue, National City, CA 91950. PHONE (619) 474-8391 Will sell by competitive bidding on or after, December 4, 2025 @9:00 am. An auction

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is to be held at the above address. Property to be sold as follows, misc. Household goods, personal items, furniture, clothing belonging to the following. Arzola, Martin Ornelas, Alfredo Bahena Rodriguez, Victorino Manalo, Joshua Miller, Lepolious Martinez, Christopher M Martin Jr, Adalberto Nunez, Karina C Prieto, Jose A Perez-Gabriel, Baldomero Reynolds, Wayne E Roberts, Norienne S Ramirez, Israel Ruiz, Esther Rodriguez, Patricia I Santiz Giron, Pedro Soto Ortiz, Leonardo Sisto, Alexander M Vega, Rosaura Villarin, Eligie S Villarin, Eligie S Villavicencio, Miguel E Williams, Jiona O Wright, James E Young, Rebecca Acosta, Maria I Arribeno, Francisco J Arribeno, Francisco J Alavez, Servando P Ancheta, Bernardo F Becerra Saavedra, Ian M Correa, Shagane Flores, Roberto A Delmar, Solis H Falope, Alexandra Galindo, Reyna Galindo, Reyna Gaspar Domingo, Domingo Gentry, Taretha Halgas, Shawn M Hernandez, Miguel A Herrera, Laura rene A Ibarra, Vladimir Iniguez, Genesis Eduardo Jimenez, Roxanne M Lopez, Jorge M Luna, Luis A Lopez Estrada, Ramon Lara Molina, Agustin Lopez, Lorenzo

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Limas Morales, Francisco J 11/21, 11/28/25 **CNS-3986502# NATIONAL CITY STAR-NEWS NC 1 5 8 3 6 6 11/21, 28/2025**

LIEN SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The California Self-Service Storage Facility Act (Section 21700 - 21716). The undersigned will sell at public sale by competitive bidding ending on Wednesday the 3rd day of December, 2025 at 10:00 AM with bidding to take place on Lockerfox.com and payment to be made at the facility by cash only. Said property is located at Sentry Storage Solutions, 3885 Main Street, Chula Vista, CA, 91911; Unit F31 & Unit K25 Villanueva Narvaez, Israel; Unit C2 Casa Valdes, Antonio; all units contain miscellaneous household items. All items are sold as is, where is. Sale is subject to cancellation in the event of settlement between owner and obligated party. Auction to be published on lockerfox.com 11/19/2025 through 12/3/2025. 11/21, 11/28/25 **CNS-3987636# CHULA VISTA STAR-NEWS C V 1 5 8 4 6 8 11/21, 28/2025**

Notice of Sheriff's Sale of Real Property (CCP 701.540) ATTORNEY: Pennington Law Firm 3304 30th Street San

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Diego, CA 92104 TELEPHONE NO.: (619) 940-6157 ATTORNEY FOR (Name): Renzulli Properties LLC LEVYING OFFICER: San Diego County Sheriff's Office PO Box 85306 San Diego, CA 92186-5306 Phone:(619) 544-6401 Fax: (619) 236-2007 California Relay Service Number (800) 735-2929 TDD or 711 SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego 330 W Broadway, Rm. 225 San Diego, CA 92101 PLAINTIFF/PETITIONER: Jeff Phair, et al. DEFENDANT/RESPONDENT: Renzulli Properties, LLC COURT CASE NUMBER: 37-2022-00046736 LEVYING OFFICER FILE NUMBER: 2024103866 Date: 11/05/2025 Under a Writ of Execution Issued out of the above court on 05/31/2024, on the Judgment rendered on 03/22/2024 for the sum of \$3,528,358.07 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s), The Phair Company LLC in the real properties, in the county of San Diego, described as follows: Property one: 945 East J Street, Chula Vista, CA 91910, Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1 OF PARCEL MAP NO 18036, IN THE CITY OF CHULA VISTA, COUNTY OF SAN

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DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 22, 1998 AS INSTRUMENT NO 1998-0305225 OF OFFICIAL RECORDS Assessor Parcel Number 640-080-47-00. Property two: Vacant Land (contiguous to property 1), Chula Vista, CA 91910, LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1 THE SOUTHERLY 210 00 FEET OF THE SOUTHEAST QUARTER OF QUARTER SECTION 62 OF RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO 166, FILED IN THE OFFICE OF THE COUNTY REORDER OF SAN DIEGO COUNTY, MAY 11, 1869 EXCEPT THEREFROM THAT PORTION WHICH IS NORTHWESTERLY OF A LINE WHICH INTERSECTS THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER AND WHICH IS PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 250.00 FOOT WIDE SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT AS DESCRIBED IN DOCUMENT RECORDED



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MARCH 09, 1960 AS FILE NO 48825, SERIES 1, BOOK 1960, OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPT THEREFROM THAT PORTION WHICH IS EASTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF QUARTER SECTION 63 OF SAID RANCHO DE LA NACION Assessor Parcel Number 640-050-08-00. Both properties are being sold as one combined unit pursuant to the attached court order dated 02/11/2025 and relevant Bankruptcy Order on Motion for Relief from Automatic Stay Real Property. Minimum Bid Amount (if applicable): PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS. PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title, and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said execution, with accrued interest and costs on: Date/Time of Sale: 12/17/2025 10:00AM Location of Sale: 1409 4th Ave., San Diego, CA 92101 Directions to the property location can be obtained from the levying officer upon oral or written request. Kelly A. Martinez, Sheriff /s/ E. Torres 3622, Sheriff's Authorized Agent LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY. PLAINTIFF(S)/PETITIONER(S): JEFF PHAIR, et al. DEFENDANT(S)/RESPONDENT(S): RENZULLI PROPERTIES, LLC

EX PARTE APPLICATION AND ORDER CASE NUMBER: 37-2022-00046736-CU-BC-CTL

JUDGE/DEPT: Blaine Bowman/C-74

Hearing Date: February 11, 2025
Time: 8:30 am
Opposed

1. Type of relief requested: Order Sheriff to auction two contiguous parcels of property as one sale at the February 26, 2025 Sheriff's sale.

2. Reason(s) ex parte relief is necessary: Judgment Debtor The Phair Company LLC purchased a parcel of property at 945 E. J Street, Chula Vista, California that consists of two APNs, 640-050-08-00 and 640-080-47-00. The parcels are contiguous and there is an existing loan that is secured by both parcels. Once parcel is land locked. The Sheriff sells property based on the APN and conducts a separate sale of each APN. A joint sale is needed to prevent easement claims and a creditor seeking full reimbursement of

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the loan from only one of the two APNs.
3. Name of opposing parties (or attorneys): Darcie A.F. Coliahn, Mark Mazarella, Rose Serrano, Nathaniel Smith
4. Was notice of the ex parte application given to the opposing parties? Yes
5. NOTICE GIVEN: The opposing parties were notified of the relief request and that the ex parte application would be heard by the court on February 11, 2025, at 8:30 am, as indicated below:

a. Notice was given to the attorney for the plaintiff/petitioner.
b. Notification occurred on February 7, 2025, at 2:30pm.
c. Manner of notification: Other manner of notification: by email to counsel above in #3.
d. Response to notice: Jeff Phair's counsel responded that he would talk with his client.
6. Have you appeared ex parte before for the same relief? No
7. If required, have Points & Authorities been submitted? (cal. Rules of Court, rule 3.1202) Yes
I declare under penalty of perjury under the laws of the State of California that the above information and all attachments are true and correct.
Date January 9, 2025 /s/ Walt Pennington

ORDER IT IS SO ORDERED.

The requested relief is GRANTED as follows: The San Diego County Sheriff is ordered to conduct the sale of the property at APNs 640-050-08-00 and 640-080-47-00, for the property at 945 E. J Street, Chula Vista, California and the adjoining vacant lot as one auction on February 26, 2025, or whatever date the Sheriff conducts the sale.

Date: Feb 11, 2025 /s/ Blaine K. Bowman, Judge of the Superior Court

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF CALIFORNIA

325 West F Street, San Diego, California 92101-6991

In RE THE PHAIR COMPANY LLC THE PHAIR COMPANY LLC, ONLY Tax ID (EIN) #20-4183527, Debtor(s) RENZULLI PROPERTIES, LLC, Movant(s) v. THE PHAIR COMPANY, LLC, Respondent(s)

BANKRUPTCY NO 3:25-00667-JBM11 RS NO WP-2
Date of Hearing: July 7, 2025
Time of Hearing: 10:00 am

Name of Judge: Judge J. Barrett Marum
ORDER ON Motion for Relief from Automatic Stay Real Property

The court orders as set forth on the continuation pages attached and numbered 1 through 2 with exhibits, if any, for a total of 3 pages. Motion/Application Docket Entry No 66.
Dated: July 28, 2025 /s/ J. Barrett Marum Judge, United States Bankruptcy Court
On July 7, 2025, the court held a hearing on the Motion for Relief from the Automatic

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Stay Real Property ("Motion") filed on June 2, 2025, as Docket No. 66 by Renzulli Properties, LLC ("Renzulli") At the hearing on the Motion, Walt Pennington appeared on behalf of Renzulli, Aaron E. de Leest appeared on behalf of Jeffrey David Phair. Vincent Renda appeared on behalf of The Phair Company, LLC, Alyssa Ivancevich appeared on behalf of the U.S. Trustee. Susan Stevenson appeared on behalf of Dwight H. DeSantis, Erin Singer appeared on behalf of the Affordable Housing Land Consultants, LLC. Lane Hilton appeared on behalf of Steve Yaptangco & Margret Yaptangco as Trustee of the John A Kastlunger Trust. Doris Kastlunger & Rudolph Kastlunger as Co-Trustee of the Doris Kastlunger & Rudolph Kastlunger Family Trust.

Creditor Renzulli Properties LLC moved for relief from the automatic stay to sell at a Sheriff's sale real property owned by The Phair Company LLC at 945 E. J Street, Chula Vista, California and identified as APNs 640-050-08-00 and 640-080-47-00 ("945 E J St Property"). The legal description of APNs 640-050-08-00 and 640-080-47-00 is attached as Exhibit A. The Court having reviewed and considered the Motion, the Opposition to Motion for Relief from Automatic Stay Real Property filed on June 13, 2025 as Docket No 75 by Dwight H. DeSantis Roth IRA#35-22055, the Opposition to Motion for Relief from the Automatic Stay Real Property filed on June 20, 2025 as Docket No. 85 by debtor and debtor-in-possession Jeffrey David Phair ("Mr. Phair"), and the Movant Renzulli Properties LLC's Reply to the Three Oppositions to Renzulli Properties LLC's Motion for Relief from the Automatic Stay to Sell 945 E J Street, Chula Vista, California filed on June 27, 2025 as Docket No. 96 by Renzulli, the arguments of counsel made on the record at the hearing on the Motion, and good cause appearing, enters its order as follows:

1. The Motion is granted with respect to the real property located at 945 E J Street subject to the following conditions.
a. The deadline for Mr Phair and The Phair Company (collectively "Debtors"), to file a notice ("Notice") with the court of entry into a contract for the sale of real property owned by Bella Mar Land Investors LLC at 408 Hollister Street, San Diego, California 92154 ("Bella Mar Property") by no later than September 19, 2025. The Debtors shall attach a copy of the con-

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tract for the sale of the Bella Mar Property as an exhibit to the Notice.
b. Debtors shall instruct escrow to accept a demand from Renzulli for the payment of its judgment lien directly from escrow in connection with the sale of Bella Mar Property
c. The Sale of Bella Mar Property must close by no later than December 5, 2025
d. If these conditions are not satisfied by the dates listed above, the automatic stay shall be lifted immediately and without further order of the Court and Renzulli may enforce its remedies under state law with respect to the 945 E J St. Property.
Approved as to form July 21, 2025 /s/ Vincent Renda, attorney for Debtor, The Phair Company LLC /a/ Aaron de Leest, attorney for Debtor, Jeffrey David Phair

EXHIBIT A LEGAL DESCRIPTION FOR APNS 640-050-08-00 AND 640-080-47-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 THE SOUTHERLY 210 00 FEET OF THE S O U T H E A S T Q U A R T E R O F Q U A R T E R S E C T I O N 62 OF RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO 166. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869

EXCEPT THEREFROM THAT PORTION WHICH IS NORTHWESTERLY OF A LINE WHICH INTERSECTS THE SOUTHWESTERLY CORNER OF SAID S O U T H E A S T Q U A R T E R A N D WHICH IS PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 250.00 FOOT WIDE SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT AS DESCRIBED IN DOCUMENT RECORDED MARCH 09, 1960 AS FILE NO 48825, SERIES 1, BOOK 1960, OFFICIAL RECORDS OF SAID COUNTY ALSO EXCEPT THEREFROM THAT PORTION WHICH IS EASTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE N O R T H E A S T Q U A R T E R O F Q U A R T E R S E C T I O N 63 OF SAID RANCHO DE LA NACION Assessor Parcel Number 640-050-08-00 Vacant land
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP NO 18036, IN THE CITY OF CHULA VISTA, COUNTY OF SAN

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DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 22, 1998 AS INSTRUMENT NO 1998-0305225 OF OFFICIAL RECORDS Assessor Parcel Number 640-080-47-00 Commonly known as 945 East J Street, Chula Vista, California 91910
C V 1 5 8 5 2 7 11/21,28,12/5/2025

NOTICE OF ENFORCEMENT OF WAREHOUSE LIEN

The Mobilehome located at 677 G Street, Space #12, Chula Vista, CA 91910 ("Premises") which is within Terry's Mobile Home Park, LLC ("Community") and more particularly described as a Manufacturer / Tradename: ROADCRAFT / ROADCRAFT; Serial No.: RDC55582203; Decal No.: ABA9862, is subject to a Warehouse Lien pursuant to Civil Code Section 798.56a. On November 10, 2023, the Community served a Three (3) Day Notice to Pay Rent or Quit and a Sixty (60) Day Notice to Terminate Possession of Premises on the resident Ester Limin, due to failure to timely pay the space rent and utilities. On June 6, 2025, a judgment for possession of the Premises was entered against Ester Limin and all other occupants. A sheriff lockout occurred on August 5, 2025. All residents and occupants have vacated the Premises, but the Mobilehome remains on the space and unpaid storage rent is accruing. The total amount of the minimum bid through November 3, 2025 is \$32,332.99. Said amount increases on a daily basis at the rate of \$28.70 per day plus actual utilities consumed, and fees and costs as expended. The Mobilehome will be sold by auction under the following terms: Sale Date: December 19, 2025 at 11:15 a.m. at 677 G Street, Space #12, Chula Vista, CA 91910. Sale of the Mobilehome will go to the highest bidder. Mobilehome to be sold "as is, with any and all faults" and includes all contents contained therein. Mobilehome and space to be cured of all rule violations, repairs and must be Title 25 and code compliant to remain in place. Any further restrictions and/or conditions shall be provided at the time of the auction prior to the sale of the Mobilehome. If you intend to bid at the sale, please contact George Gregory at (619) 372-0385 or Terry's Mobile Home Park, LLC's attorney, Tamara M. Cross at (619) 296-0567 for the minimum bid at least two (2) days prior to sale date. To be permitted to bid at the sale, you must be in possession of a cashier's check equal to at least the minimum opening bid and any additional bids that bidder intends to make. There will be no additional time given to obtain funds during or after the sale. It is the responsibility of bidder to obtain all relevant in-

formation relating to this sale.
11/28, 12/5/25
CNS-3989542#
CHULA VISTA STAR-NEWS
C V 1 5 8 6 9 7 11/28, 12/5/2025

Notice of Public Sale
L Street Self Storage, wishing to avail itself of the provisions of the applicable laws of the State of California, Civil Code sections 21700-21716, hereby gives notice of sale under said law, to wit:

On **DECEMBER 15TH 2025**, at L Street Self Storage, located at: 707 L Street, Chula Vista, CA. 91911, AT 11AM of that day, L Street Self Storage will conduct a public sale to the highest bidder for cash, of household goods, business property, and personal property contained in the following units:

- NAMES UNITS**
MARTHA A GOMEZ A154
MARTHA A GOMEZ B121
CELSO A RODRIGUEZ B233
SHAWN T COLLINS B432
MIGUEL ANGEL JR LEON B487
EDUARDO SORIA B506
ISMAEL GONZALEZ C257

Owner reserves the right to bid and to refuse or reject any and all bids. The sale is being made to satisfy an owner's lien. The public 18 YEARS AND OLDER is invited to attend.
C V 1 5 8 6 9 3 11/28, 12/5/2025

NOTICE IS HEREBY GIVEN

the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. Any vehicles sold will be under Section 3071 of the motor vehicle code. The Online bidding starts on December 12th, 2025 and ends at 10:00 AM on December 19th, 2025. Full access to this auction can be viewed at www.bid13.com. The undersigned will be sold by competitive bidding at BID13 on or after the 19th of December 2025 at 10:00 AM or later, on the premises where said property has been stored and which are located at:

Sav-On Storage
3712 Main Street
Chula Vista, CA 91911
County of San Diego
State of California

Belonging to:

- UNIT#**
#07 Garcia, Pedro
#P3 Garcia, Pedro
J31 Jacobo Jr., Salvador
J25 Sanchez, Hugo
#O18 Perez, Mario
#F37 Carri A., Clark

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items are sold as is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.

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Bid 13 HST License #864431754
CV158792 11/28/2025

LIEN SALE ONE FACILITY - MULTIPLE UNITS

Extra Space Storage will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated. 525 W 20th Street, National City, CA 91950 on 12/16/2025 @ 3:00pm
Giovanny Duran
Vanessa Torres
Frederick Rodolfo
Hazelyn Bugay
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
11/28/25
CNS-3987576# NATIONAL CITY STAR-NEWS
NC 158458 11/28/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020661

Freddy Alvarez Photography Located at 6120 Business Center Ct Ste 500, San Diego, CA 92154. This business is registered by the following: Freddy Alvarez, 1411 Camino Garibay Unit 2, Chula Vista, CA 91915. This business is conducted by: Individual
The first day of business was: 11/13/2014
Signature: Freddy Alvarez
Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025
CV157917
11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020669

Damary Property LLC Located at 2910 Coronado Ave, San Diego, CA 92154. This business is registered by the following: Damary Property LLC, 342 W San Ysidro Blvd Ste M, San Ysidro, CA 92173. This business is conducted by: Limited Liability Company
The first day of business was: 10/29/2025
Signature: Maricela Hernandez, Member
Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025
CV157920
11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020653

ALFA EDM Located at 1605 Pacific Rim Ct Suite F, San Diego, CA 92154-7527. This business is registered by the following: ALFA FATEK INC, 1605 Pacific Rim Ct Suite F, San Diego, CA 92154-7527. This business is conducted by: Corporation
The first day of business was: N/A
Signature: Ricardo Olimon, President
Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025
CV157922
11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020653

ALFA EDM Located at 1605 Pacific Rim Ct Suite F, San Diego, CA 92154-7527. This business is registered by the following: ALFA FATEK INC, 1605 Pacific Rim Ct Suite F, San Diego, CA 92154-7527. This business is conducted by: Corporation
The first day of business was: N/A
Signature: Ricardo Olimon, President
Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025
CV157922
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BUSINESS NAME STATEMENT NO. 2025-9020252

Elite Autobody & Paint Inc Located at 951 Broadway Bl, Chula Vista, CA 91911. This business is registered by the following: Elite Autobody & Paint Inc, 951 Broadway Blv, Chula Vista, CA 91911. This business is conducted by: Corporation
The first day of business was: 09/20/2025
Signature: Maria C Rodriguez, President
Statement filed with the Recorder/County Clerk of San Diego County on: 10/23/2025
CV157934
11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020536

a) **G All N 1 Salon** b) **G All N'1 Salon** Located at 219 E 8th Street, National City, CA 91950. This business is registered by the following: G All N 1 Salon, 219 E 8th Street, National City, CA 91950. This business is conducted by: Corporation
The first day of business was: 06/07/2023
Signature: Gemma Ancheta, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 10/28/2025
CV157967
11/7,14,21,28/25

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU058585C

TO ALL INTERESTED PERSONS: Petitioner: JANIE ELIZABETH LOPEZ aka JUANITA ELIZABETH ADAMS filed a petition with this court for a decree changing names as follows: JANIE ELIZABETH LOPEZ aka JUANITA ELIZABETH ADAMS to JANIE ELIZABETH ADAMS. 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

12/23/2025
8:30 a.m., Dept. 61
Superior Court
330 West 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 circula-

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tion, printed in this county: The Star News DATE: 11/04/2025 Maureen F. Hallahan Judge of the Superior Court CV157964 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020666

J & J Build Works Located at 1163 Santa Olivia Rd, Chula Vista, CA 91913. This business is registered by the following: Juan Antonio Munoz, 1163 Santa Olivia Rd, Chula Vista, CA 91913.

This business is conducted by: Individual The first day of business was: 10/29/2025 Signature: Juan A Munoz

Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158013 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020739

Pacific Pallets Located at 2344 Ave Costa del Sol, San Diego, CA 92154. This business is registered by the following: Mary Elizabeth Rosa Velez, 4025 Park Haven Ct Apt D, San Diego, CA 92113.

This business is conducted by: Individual The first day of business was: N/A Signature: Mary E Rosa Velez Statement filed with the Recorder/County Clerk of San Diego County on: 10/30/2025 CV158014 11/7,14,21,28/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU058646C

TO ALL INTERESTED PERSONS: Petitioner: CARLOS ARNULFO S A N R O M A N MANTEROCA filed a petition with this court for a decree changing names as follows: CARLOS ARNULFO S A N R O M A N MANTEROCA to CARLOS MANTEROCA. 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 12/23/2025

8:30 a.m., Dept. C-61 Superior Court 330 West 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 suc-

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cessive 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: 10/30/2025 Maureen F. Hallahan Judge of the Superior Court CV158015 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020125

a) Chingon Remodeling b) CR1 Located at 2605 Hoover Ave Suite C, National City, CA 91950. This business is registered by the following: Chingon Remodeling LLC, 2605 Hoover Ave Suite C, National City, CA 91950.

This business is conducted by: Limited Liability Company The first day of business was: 10/10/2025 Signature: Ulises Ramirez Aguirre, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 10/21/2025 CV158024 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020765

Autos Twins Located at 2493 Roll Dr #210-2085, San Diego, CA 92154. This business is registered by the following: Ronny Pena, 2493 Roll Dr #210-2085, San Diego, CA 92154.

This business is conducted by: Individual The first day of business was: 09/01/2025 Signature: Ronny Pena Statement filed with the Recorder/County Clerk of San Diego County on: 10/30/2025 CV158033 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020801

Vivi's Rentals Located at 9727 Ivanho St, Spring Valley, CA 91977. This business is registered by the following: Mayda Fierro, 9727 Ivanho St, Spring Valley, CA 91977.

This business is conducted by: Individual The first day of business was: 04/01/2025 Signature: Mayda Fierro Statement filed with the Recorder/County Clerk of San Diego County on: 10/31/2025 CV158057 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020704

McClish Electric Located at 30951 Hanover Lane #1405, Menifee, CA 92584. This business is registered by the following: Owen Gabriel McClish-Puentes, 30951 Hanover Lane #1405, Menifee, CA 92584. This business is conducted by: Individual The first day of business was: 10/16/2025 Signature: Owen Gabriel McClish-Puentes Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158058 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020815

Detailed Whipz LLC Located at 11160 Brooke Dr Apt #40211, San Diego, CA 92126. This business is re-

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gistered by the following: Detailed Whipz LLC, 11160 Brooke Dr Apt #40211, San Diego, CA 92126. This business is conducted by: Limited Liability Company The first day of business was: 08/08/2025 Signature: Jose Moran, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 10/31/2025 CV158059 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020651

a) Street Luxury Concepts, LLC b) Stree Luxury Concepts Located at 7490 Opportunity Rd Ste 2660, San Diego, CA 92111. This business is registered by the following: Street Luxury Concepts, LLC, 7490 Opportunity Rd Ste 2660, San Diego, CA 92111.

This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Jonathan Henry, Manager Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158060 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9019880

La Botanita Co Located at 827 Kentmere Ter, San Diego, CA 92154. This business is registered by the following: Mayra Alejandra Vasquez Ruvalcaba, 827 Kentmere Ter, San Diego, CA 92154.

This business is conducted by: Individual The first day of business was: N/A Signature: Mayra Alejandra Vasquez Ruvalcaba Statement filed with the Recorder/County Clerk of San Diego County on: 10/17/2025 CV158061 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020828

David Blueprints Development Group Located at 550 Oxford St Apt 631, Chula Vista, CA 91911. This business is registered by the following: David Sanchez Garcia, PO Box 120269, Chula Vista, CA 91912. This business is conducted by: Individual The first day of business was: N/A Signature: David Sanchez Garcia Statement filed with the Recorder/County Clerk of San Diego County on: 10/31/2025 CV158062 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020759

Mannys Bar and Grill Located at 1445 Third Ave, Suite F, Chula Vista, CA 91911. This business is registered by the following: Madrid Enterprises LLC, 1445 Third Ave, Suite F, Chula Vista, CA 91911.

This business is conducted by: Corporation The first day of business was: 10/30/2025 Signature: Manuel Madrid, President Statement filed with the Recorder/County Clerk of San Diego County on: 10/30/2025

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CV158081 11/7,14,21,28/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU058985C

TO ALL INTERESTED PERSONS: Petitioner: ROSSETTE DELA CRUZ TORRES filed a petition with this court for a decree changing names as follows: ROSSETTE DELA CRUZ TORRES to ROSSETTE TORRES BISCO. 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 12/24/2025

8:30 a.m., Dept. 61 Superior Court 330 West 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: 11/03/2025 Maureen F. Hallahan Judge of the Superior Court CV158083 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020638

Chiquititas Beauty Gris Located at 1445 3rd Ave Ste D, Chula Vista, CA 91911. This business is registered by the following: Griselda Estrada Cornejo, 8885 Orville St, Spring Valley, CA 91977.

This business is conducted by: Individual The first day of business was: 10/29/2025 Signature: Griselda Estrada Cornejo Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158102 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9018908

Motion Moto Located at 207 Oxford St, Chula Vista, CA 91911. This business is registered by the following: Two Wheel Track Days LLC, 207 Oxford St, Chula Vista, CA 91911. This business is conducted by: Limited Liability Company The first day of business was: 08/03/2016

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020371

Lynx Fix-All Located at 1152 Jaybird Ln, Ramona, CA 92065. This business is registered by the following: Kevin Robert Garcia Mr, 1152 Jaybird Ln, Ramona, CA 92065. This business is conducted by: Individual

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Signature: Martin Guzman, CEO Statement filed with the Recorder/County Clerk of San Diego County on: 10/01/2025 CV158101 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020861

Performa Seating Located at 4562 Leathers Street, San Diego, CA 92117. This business is registered by the following: Clerestory Liturgical LLC, 4562 Leathers Street, San Diego, CA 92117.

This business is conducted by: Limited Liability Company The first day of business was: N/A Signature: Michael R Bonetto, President Statement filed with the Recorder/County Clerk of San Diego County on: 11/03/2025 CV158104 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020895

XO-Logistics Located at 275 Orange Ave Spc 45, Chula Vista, CA 91911. This business is registered by the following: Jose Federico Barrientos, 275 Orange Ave Spc 45, Chula Vista, CA 91911.

This business is conducted by: Individual The first day of business was: 11/03/2025 Signature: Jose Federico Barrientos Statement filed with the Recorder/County Clerk of San Diego County on: 11/03/2025 CV158115 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020263

CM Cleaning Located at 1625 Canyon Rd Apt 28, Spring Valley, CA 91977. This business is registered by the following: Blanca Estela Garcia, 1625 Canyon Rd Apt 28, Spring Valley, CA 91977.

This business is conducted by: Individual The first day of business was: 10/15/2025 Signature: Blanca Estela Garcia Statement filed with the Recorder/County Clerk of San Diego County on: 10/23/2025 CV158126 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020466

DBA Lovely Paws Services Located at 946 S Anza St 26, El Cajon, CA 92020. This business is registered by the following: Leticia Martinez, 946 S Anza St 26, El Cajon, CA 92020.

This business is conducted by: Individual The first day of business was: 10/20/2025 Signature: Leticia Martinez Statement filed with the Recorder/County Clerk of San Diego County on: 10/27/2025 CV158149 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020052

Gastrokart located at: 9543 Heinrich Hertz Ste 4, San Diego, CA 92154. The fictitious business name referred to above was filed in San Diego County on 08/11/2025

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The first day of business was: 10/02/2025 Signature: Kevin Robert Garcia Mr Statement filed with the Recorder/County Clerk of San Diego County on: 10/24/2025 CV158158 11/7,14,21,28/25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU046039C

TO ALL INTERESTED PERSONS: Petitioner: EDITH ARCIGA filed a petition with this court for a decree changing names as follows: EDITH ARCIGA to EDITH WILHELM. 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 12/22/2025

8:30 a.m., Dept. C-61 Superior Court 330 West 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: 10/28/2025 Robert C. Longstreth Judge of the Superior Court CV158165 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020053

HIP Capital Located at 2285 Michael Faraday Dr Ste 12, San Diego, CA 92154. This business is registered by the following: Lizette Prado & Ismael Hernandez, 482 W San Ysidro Blvd 284, San Ysidro, CA 92173.

This business is conducted by: Married Couple The first day of business was: N/A Signature: Lizette Prado Statement filed with the Recorder/County Clerk of San Diego County on: 11/04/2025 CV158207 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020190

Diego's Event Services Located at 8703 Spring Canyon Dr, Spring Valley, CA 91977. This business is registered by the following: Denise Darlene Phoenix, 8703 Spring Canyon Dr, Spring Valley, CA 91977.

This business is conducted by: Individual The first day of business was: 09/17/2025 Signature: Denise Darlene Phoenix Statement filed with the Recorder/County Clerk of San Diego County on: 10/22/2025 CV158209 11/7,14,21,28/25

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2025-9020052

Statement filed with the Recorder/County Clerk of San Diego County on 08/11/2025

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and assigned File No. 2025-9015332 is abandoned by: Lizette Prado, 9543 Heinrich Hertz Ste 4, San Diego, CA 92154. This business is conducted by: Individual Signature: Lizette Prado Statement filed with Recorder/County Clerk of San Diego County on: 10/20/2025 CV158191 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021037

Raymundos Taco Shop Located at 2937 Coronado Ave, San Diego, CA 92154. This business is registered by the following: Cynthia Yessenia Vazquez, 2937 Coronado Ave, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: N/A Signature: Cynthia Yessenia Vazquez Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025 CV158195 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020633

Crumb & Pop Located at 4253 Van Dyke Ave, San Diego, CA 92105. This business is registered by the following: Stacey Ann De La Riva, 4253 Van Dyke Ave, San Diego, CA 92105.

This business is conducted by: Individual The first day of business was: N/A Signature: Stacey Ann De La Riva Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158196 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021000

J's Fresh Play Solutions Located at 238 Davidson St Apt 4, Chula Vista, CA 91910. This business is registered by the following: Vivianne Gross & Brandon Gross, 238 Davidson St Apt 4, Chula Vista, CA 91910. This business is conducted by: Married Couple

The first day of business was: N/A Signature: Vivianne Gross Statement filed with the Recorder/County Clerk of San Diego County on: 11/04/2025 CV158207 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020190

Diego's Event Services Located at 8703 Spring Canyon Dr, Spring Valley, CA 91977. This business is registered by the following: Denise Darlene Phoenix, 8703 Spring Canyon Dr, Spring Valley, CA 91977.

This business is conducted by: Individual The first day of business was: 09/17/2025 Signature: Denise Darlene Phoenix Statement filed with the Recorder/County Clerk of San Diego County on: 10/22/2025 CV158209 11/7,14,21,28/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021069

Statement filed with the Recorder/County Clerk of San Diego County on: 10/07/2025 CV158230 11/14,21,28,12/5/25

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8TZCUTZ Located at 2015 Birch Rd Suite 405 #30, Chula Vista, CA 91915. This business is registered by the following: Dylan Fernando Godoy, 1181 Saratoga Ct, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 03/18/2024 Signature: Dylan Fernando Godoy Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025 CV158218 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021070

Caring and Loving Home for ILF Located at 420 Del Mar Court, Chula Vista, CA 91910. This business is registered by the following: Pablo Vello Cruz, 809 N Ave, National City, CA 91950. This business is conducted by: Individual The first day of business was: N/A Signature: Pablo Vello Cruz Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025 CV158217 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020746

The Playmaker Located at 4456 Acacia Ave, Bonita, CA 91902. This business is registered by the following: Miguel Gutierrez, PO Box 180716, Coronado, CA 92178. This business is conducted by: Individual The first day of business was: 10/30/2025 Signature: Miguel Gutierrez Statement filed with the Recorder/County Clerk of San Diego County on: 10/30/2025 CV158224 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020340

Giarc Real Estate Investments DBA Giarc Investments Group Located at 1741 Eastlake Pkwy Ste 102, Chula Vista, CA 91915. This business is registered by the following: Giarc Real Estate Investments, 1741 Eastlake Pkwy Ste 102, Chula Vista, CA 91915.

This business is conducted by: Corporation The first day of business was: 10/23/2025 Signature: Craig Scott Perry, President/CEO Statement filed with the Recorder/County Clerk of San Diego County on: 10/24/2025 CV158228 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9019210

Noir Baked Located at 1101 Mount Dana Dr, Chula Vista, CA 91913. This business is registered by the following: Sarah Elizabeth Hernandez, 1101 Mount Dana Dr, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 09/28/2025 Signature: Sarah E Hernandez Statement filed with the Recorder/County Clerk of San Diego County on: 10/07/2025 CV158230 11/14,21,28,12/5/25

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FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020025
Stephanie Britton Wellness Located at 1286 University Ave #1058, San Diego, CA 92103. This business is registered by the following: Stephanie Anne Britton, 3655 Agosto St, San Diego, CA 92154. This business is conducted by: Individual The first day of business was: 10/20/2025 Signature: Stephanie A. Britton
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/20/2025 CV158237 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021150
Forever Just Us Located at 4036 Kansas St Apt 4, San Diego, CA 92104. This business is registered by the following: Michael Jay Justus, 4036 Kansas St Apt 4, San Diego, CA 92104. This business is conducted by: Individual The first day of business was: 09/01/2025 Signature: Michael Jay Justus
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158242 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021172
Wellness Bar and Beauty Located at 355 3rd Ave Suite C, Chula Vista, CA 91910. This business is registered by the following: Leticia Lamegos Reyes, 355 3rd Ave Suite C, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Leticia Lamegos Reyes
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158246 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020522
Sunset Suite Located at 1021 Camino Atajo, Chula Vista, CA 91910. This business is registered by the following: Elva De Baca, 1021 Camino Atajo, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 10/28/2025 Signature: Elva De Baca
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/28/2025 CV158247 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9019312
Alpha and Sigma Mindset Located at 527 Moss St Apt #B1, Chula Vista, CA 91911. This business is registered by the following: Victor Hugo Reyes, 527 Moss St Apt #B1, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 10/01/2025 Signature: Victor Hugo Reyes
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/08/2025

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CV158248 11/14,21,28,12/5/25
FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020538
Zimmer Biomet Located at 9823 Pacific Heights Boulevard Suite M, San Diego, CA 92121. This business is registered by the following: Zimmer US Inc, 345 E Main Street, Warsaw, IN 46580. This business is conducted by: Corporation The first day of business was: 06/26/2015 Signature: Matthew St. Louis, Vice President
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/28/2025 CV158254 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020506
TPC Secretariat a) Located at 3111 Camino Del Rio N Ste 400, San Diego, CA 92108. This business is registered by the following: Tabor Communications Inc, 3111 Camino Del Rio N Ste 400, San Diego, CA 92108. This business is conducted by: Corporation The first day of business was: N/A Signature: Brianna Garza, Secretary
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/27/2025 CV158255 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020995
NGO Realty Located at 5877 E Byrd Ave, Fresno, CA 93727. This business is registered by the following: Vien Cao Ngo Mr., 5877 E Byrd Ave, Fresno, CA 93727. This business is conducted by: Individual The first day of business was: N/A Signature: Vien Cao Ngo Mr.
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/04/2025 CV158263 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020228
Fabulous Charcuterie Located at 754 Duoro Dr, Chula Vista, CA 91910. This business is registered by the following: Rocio Juliana Bravo, 754 Duoro Dr, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Rocio Juliana Bravo
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/22/2025 CV158275 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021290
Calibre Ready Group Inc Located at 472 Smoky Circle, Chula Vista, CA 91910. This business is registered by the following: Randle, 472 Smoky Circle, Chula Vista, CA 91910. This business is conducted by: Corporation The first day of business was: N/A Signature: Tamanika

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Randle, President
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/07/2025 CV158276 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021212
DC Transports Located at 801 Broadway Suite J, Chula Vista, CA 91910. This business is registered by the following: Daniel James Courtney, 801 Broadway Suite J, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Daniel James Courtney
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158287 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021229
Bonita Cartons Located at 925 Buckaroo Ln, Bonita, CA 91902. This business is registered by the following: Himalayan Export and Import LLC, 925 Buckaroo Ln, Bonita, CA 91902. This business is conducted by: Limited Liability Company The first day of business was: 11/07/2025 Signature: Nirmal Adhikari, Member
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/07/2025 CV158289 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021197
Rise and Rind Located at 1149 Gustine Street, Chula Vista, CA 91913. This business is registered by the following: Gissell Calixto, 1149 Gustine Street, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: N/A Signature: Gissell Calixto
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158302 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021352
FJC Cargo Located at 794 Portside Pl, San Diego, CA 92154. This business is registered by the following: Logstrat Inc, 794 Portside Pl, San Diego, CA 92154. This business is conducted by: Corporation The first day of business was: N/A Signature: Jose Alfredo Brambila, President
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/10/2025 CV158326 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9019980
Pacifico Norte Located at 127 4th Ave Apt F, Chula Vista, CA 91910. This business is registered by the following: Dunya Bonilla, 127 4th Ave Apt F, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 10/19/2025 Signature: Dunya

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Bonilla
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/20/2025 CV158328 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021066
Property Cousins Located at 2128 Parsons St, Costa Mesa, CA 92627. This business is registered by the following: Property Cousins Inc, 2128 Parsons St, Costa Mesa, CA 92627. This business is conducted by: Corporation The first day of business was: 10/31/2025 Signature: Dusty Mulhearn, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025 CV158362 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021065
Dusty Property Cousins Located at 2128 Parsons St, Costa Mesa, CA 92627. This business is registered by the following: Property Cousins Inc, 2128 Parsons St, Costa Mesa, CA 92627. This business is conducted by: Corporation The first day of business was: 10/31/2025 Signature: Dusty Mulhearn, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025 CV158363 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021408
Wholeness Within Located at 591 Telegraph Canyon Rd #294, Chula Vista, CA 91910. This business is registered by the following: Mariela Baccera, 591 Telegraph Canyon Rd #294, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: N/A Signature: Mariela Baccera
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158365 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021410
San Diego Parts & Equipment Located at 9211 Amys St #37, Spring Valley, CA 91977. This business is registered by the following: Pedro Facio Aldaco, 9211 Amys St #37, Spring Valley, CA 91977. This business is conducted by: Individual The first day of business was: 11/12/2025 Signature: Pedro Facio Aldaco
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158369 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021431
San Diego Auto Repair&Smog Located at 1502 Broadway Ste E, Chula Vista, CA 91911-4082. This business is registered by the following: San Diego Auto Repair and Smog LLC, 1502 Broadway Ste E, Chula Vista, CA 91911. This business is con-

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ducted by: Limited Liability Company The first day of business was: N/A Signature: Ramiz Kohi, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158379 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021435
Grupo Castro Investigacion y Desarrollo Educativo Located at 8659 Friant St, San Diego, CA 92126. This business is registered by the following: Ignacio Castro Briseno, 8659 Friant St, San Diego, CA 92126. This business is conducted by: Individual The first day of business was: N/A Signature: Ignacio Castro Briseno
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158381 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021456
Double J Cleaning Located at 1570 Oleander Ave Unit B, Chula Vista, CA 91911. This business is registered by the following: Julyanna Aguirre, 1570 Oleander Ave Unit B, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 01/01/2022 Signature: Julyanna Aguirre
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158386 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020703
Roll The Page Located at 402 East Mission Ave Apt 11, Escondido, CA 92025. This business is registered by the following: Tina Marie Horlings, 402 East Mission Ave Apt 11, Escondido, CA 92025. This business is conducted by: Individual The first day of business was: N/A Signature: Tina Marie Horlings
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/29/2025 CV158392 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021141
Arias Juice & Smoothies Bar Located at 2895 Helix St, Spring Valley, CA 91977. This business is registered by the following: Claudia Arias, 2895 Helix St, Spring Valley, CA 91977. This business is conducted by: Individual The first day of business was: N/A Signature: Claudia Arias
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158393 11/21,28,12/5,12/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VICENTE TRINIDAD ACAYAN CASE No. 25PE003174C
 To all heirs, beneficiar-

Legal Notices-STAR

ies, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: VICENTE TRINIDAD ACAYAN. A Petition for Probate has been filed by: DIVINA A. PENA-FRANCIA CASON in the Superior Court of California, County of San Diego
 The Petition for Probate requests that DIVINA A. PENA-FRANCIA CASON be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.
 A hearing on the petition will be held in this court as follows:
1:30 p.m. Dept. 1603 1100 Union Street San Diego, CA 92101
 Appearances may be made either in person or virtually. To Appear Remotely: You can attend the hearing by video or audio conference using the free Microsoft Teams App, unless otherwise ordered by the court. The department's MS Teams link, teleconference phone number, and additional instructions can be found at sdcourts.ca.gov/ProbateVirtualHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9019984
Bloom in Faith Collective Located at 2287 Calle Catarina, Chula Vista, CA 91914. This business is registered by the following: Kathleen Parilla Mitchell, 2287 Calle Catarina, Chula Vista, CA 91914. This business is conducted by: Married Couple
 The first day of business was: N/A Signature: Kathleen Parilla Mitchell
 Statement filed with the Recorder/County Clerk of San Diego County on: 10/20/2025 CV158231 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021393
DTS Home Solutions Located at 1232 Tangelos Place, Lemon Grove, CA 91945. This business is registered by the following: DTS General Services LLC, 1232 Tangelos Place, Lemon Grove, CA 91945. This business is conducted by: Limited Liability Company
 The first day of business was: 12/06/2021 Signature: Raymond Lacorte Sy, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158384 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021139
Voz de Victoria, Educational Consulting & Advocacy, LLC a) Located at 1120 Del Rio Ct, Chula Vista, CA 91910. This business is registered by the following: Voz de Victoria, Educational Consulting & Advocacy, LLC, 1120 Del Rio Ct, Chula Vista, CA 91910. This business is conducted by: Limited Liability Company
 The first day of business was: 04/11/2013 Signature: Marta V. Leyva, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025 CV158240 11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021482
BananaRamaMan Located at 443 Calle Corazon, Oceanside, CA 92057. This business is registered by the following: CND Ventures LLC, 443 Calle Corazon, Oceanside, CA 92057. This business is conducted by: Limited Liability Company
 The first day of business was: N/A Signature: Crystal Weik, General Partner
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025 CV158405 11/21,28,12/5,12/25

Legal Notices-STAR

Request for Special Notice form is available from the court clerk.
 Attorney for Petitioner: RUSSELL E. GRIF-FITH, 1991 VILLAGE PARK WAY, SUITE 105, ENCINITAS, CA 92024. (760) 944-9901 C V 1 5 8 4 0 4 11/21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021305
Humble Divine Located at 3060 National Ave B, San Diego, CA 92113. This business is registered by the following: Lorena Alcala, 3060 National Ave B, San Diego, CA 92113. This business is conducted by: Individual The first day of business was: N/A Signature: Lorena Alcala
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/07/2025 CV158469 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021387
Tadeo Home Solutions Located at 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is registered by the following: Oscar E Valdez Garcia, 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is conducted by: Individual The first day of business was: 11/11/2025 Signature: Oscar E Valdez Garcia
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158487 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021758
Zuluz Co. Located at 1555 De La Vina St #301, Chula Vista, CA 91913. This business is registered by the following: Zuluy Alvarez, 1555 De La Vina St #301, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 11/12/2025 Signature: Zuluy Alvarez, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021744
WMM Drywall & Texture Located at 681 I St B16, Chula Vista, CA 91910. This business is registered by the following: William Manuel Martinez, 681 I St B16, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 11/17/2025 Signature: William Manuel Martinez
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025 CV158464 11/21,28,12/5,12/25

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FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021305
Humble Divine Located at 3060 National Ave B, San Diego, CA 92113. This business is registered by the following: Lorena Alcala, 3060 National Ave B, San Diego, CA 92113. This business is conducted by: Individual The first day of business was: N/A Signature: Lorena Alcala
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/07/2025 CV158469 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021387
Tadeo Home Solutions Located at 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is registered by the following: Oscar E Valdez Garcia, 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is conducted by: Individual The first day of business was: 11/11/2025 Signature: Oscar E Valdez Garcia
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158487 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021758
Zuluz Co. Located at 1555 De La Vina St #301, Chula Vista, CA 91913. This business is registered by the following: Zuluy Alvarez, 1555 De La Vina St #301, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 11/12/2025 Signature: Zuluy Alvarez, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021387
Tadeo Home Solutions Located at 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is registered by the following: Oscar E Valdez Garcia, 510 Mesa Breeze Way Apt 123, Oceanside, CA 92056. This business is conducted by: Individual The first day of business was: 11/11/2025 Signature: Oscar E Valdez Garcia
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025 CV158487 11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021758
Zuluz Co. Located at 1555 De La Vina St #301, Chula Vista, CA 91913. This business is registered by the following: Zuluy Alvarez, 1555 De La Vina St #301, Chula Vista, CA 91913. This business is conducted by: Individual The first day of business was: 11/12/2025 Signature: Zuluy Alvarez, CEO
 Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025

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CV158506
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9020500

Holistic Beauty Located at 6025 Daisy Ave, San Diego, CA 92114. This business is registered by the following: Joann Mangro-bang, 6025 Daisy Ave, San Diego, CA 92114. This business is conducted by: Individual The first day of business was: N/A
Signature: Joann Mangro-bang
Statement filed with the Recorder/County Clerk of San Diego County on: 10/27/2025
CV158508
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021271

Gigi Aesthetics Located at 1324 Third Ave Suite #6, Chula Vista, CA 91911. This business is registered by the following: Georgette Monique Serrano, 1324 Third Ave Suite #6, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 11/07/2025
Signature: Georgette Monique Serrano
Statement filed with the Recorder/County Clerk of San Diego County on: 11/07/2025
CV158560
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022008

Safety One Services Located at 10783 Jamacha Blvd Unit #4, Spring Valley, CA 91978. This business is registered by the following: Lour Bun, 10783 Jamacha Blvd Unit #4, Spring Valley, CA 91978. This business is conducted by: Individual The first day of business was: 11/15/2025
Signature: Lour Bun
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158603
11/28,12/5,12,19/25

SUMMONS (Family Law) NOTICE TO

RESPONDENT: Aviso al Demandado:
ALBERT VICENTE FEDERICO CRUZ
You have been sued.
Lo han demandando.
Petitioner's name is: Nombre del demandante:
YASMIN ELIZABETH FOSSELMAN
CASE NUMBER (Numero de case):
25FL003181S

You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you.
If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs.
For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-

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

Tiene 30 dias corridos despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta formulario de Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al solicitante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costas legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar a un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio Web de los Servicios Legales de California (www.lawhelpca.org) o poniendose en contacto con el colegio de abogados de su condado.
NOTICE: The restraining orders on page 2 are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. These orders are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.
AVISO: Las ordenes de restriccion que figuran en la pagina 2 valen para ambos conyuges o pareja de hecho hasta que se despida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier autoridad de la ley que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por complete, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.. The name and address of the court are (El nombre y direccion de la corte son): SAN DIEGO SUPERIOR COURT, SOUTH COUNTY, 500 3RD AVENUE, CHULA VISTA, CA 91910 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): JOSE A.

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CONTRERAS, 511 E SAN YSIDRO BLVD, APT 425, SAN YSIDRO, CA 92173. (619) 268-1168. Date: 03/19/2025
Clerk, by (Secretario, por) V. Woodard Deputy (Asistente) C V 1 5 8 6 0 6
11/28,12/5,12,19/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021131

Voltage High Line Work Located at 2803 Sandover Ct, Bonita, CA 91902. This business is registered by the following: Voltage High LLC, 2803 Sandover Ct, Bonita, CA 91902. This business is conducted by: Limited Liability Company The first day of business was: 10/31/2025
Signature: Miguel Gomez, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/06/2025
CV158456
11/21,28,12/5,12/25

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2025-9020463

Maid Nice Referral Agency located at: 2108 N Ste St N, Sacramento, CA 95816. The fictitious business name referred to above was filed in San Diego County on 03/05/2024 and assigned File No. 2004-9004865 is abandoned by: Limarione LLC, 9528 Miramar Rd #1284, San Diego, CA 92126. This business is conducted by: Limited Liability Company
Signature: Lieschen Oneill, CEO
Statement filed with Recorder/County Clerk of San Diego County on: 10/27/2025
CV158298
11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021829
Childrens Preschool and Learning Center Located at 13168 Poway Road, Poway, CA 92064. This business is registered by the following: Demikk Group LLC, 12893 Glen Circle Road, Poway, CA 92064. This business is conducted by: Limited Liability Company The first day of business was: 11/03/2025
Signature: Enoidem Ekiko, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025
CV158538
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021349
The Coffee Machine Located at 1223 Third Ave Unit F, Chula Vista, CA 91911. This business is registered by the following: The Coffee Machine LLC, 988 Calla Ave Unit C, Imperial Beach, CA 91932. This business is conducted by: Limited Liability Company The first day of business was: N/A
Signature: Jonathan Zavala, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/10/2025
CV158325
11/14,21,28,12/5/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021962
Las 3 Luna's Party Supplies & More Located at 2322 Ridgeway Dr, National City, CA 91950. This business is registered by the following: Nubia Luna, 2322 Ridgeway Dr, National City, CA 91950. This business is conducted by: Individual The first day of business was: N/A
Signature: Nubia Luna
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158610
11/28,12/5,12,19/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH BROWN JR. CASE No. 25PE002567C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH BROWN JR. A Petition for Probate has been filed by: JOSIE SANTOS SAN

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH BROWN JR. CASE No. 25PE002567C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH BROWN JR. A Petition for Probate has been filed by: JOSIE SANTOS SAN

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FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021679

San Diego Bay Mobile Auto Repair Located at 1027 Greenfield Ste B, El Cajon, CA 92021. This business is registered by the following: Quoc Ai Truong, 1027 Greenfield Ste B, El Cajon, CA 92021. This business is conducted by: Individual The first day of business was: 11/14/2025
Signature: Quoc Ai Truong
Statement filed with the Recorder/County Clerk of San Diego County on: 11/14/2025
CV158573
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021982

Tierra Del Sol Holdings LLC Located at 8880 Rio San Diego Dr Suite 800, San Diego, CA 92108. This business is registered by the following: Tierra Del Sol Holdings LLC, 30 N Gould St Ste N, Sheridan, WY 82801. This business is conducted by: Limited Liability Company The first day of business was: N/A
Signature: Paul J Fernandez, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158605
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021626

Dhampire Toys and Collectibles Located at 319 Market Street, San Diego, CA 92101. This business is registered by the following: Ruben Soriano & Dinorah O. Soriano, 303 Market Street, Unit 530, San Diego, CA 92101. This business is conducted by: Married Couple The first day of business was: 11/14/2025
Signature: Ruben Soriano
Statement filed with the Recorder/County Clerk of San Diego County on: 11/14/2025
CV158435
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021962

Las 3 Luna's Party Supplies & More Located at 2322 Ridgeway Dr, National City, CA 91950. This business is registered by the following: Nubia Luna, 2322 Ridgeway Dr, National City, CA 91950. This business is conducted by: Individual The first day of business was: N/A
Signature: Nubia Luna
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158610
11/28,12/5,12,19/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH BROWN JR. CASE No. 25PE002567C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH BROWN JR. A Petition for Probate has been filed by: JOSIE SANTOS SAN

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NICOLAS in the Superior Court of California, County of San Diego The Petition for Probate requests that JOSIE SANTOS SAN NICOLAS be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

12/17/2025 1:30 p.m. Dept. 502 1100 Union Street San Diego, CA 92101

Appearances may be made either in person or virtually. To Appear Remotely: You can attend the hearing by video or audio conference using the free Microsoft Teams App, unless otherwise ordered by the court. The department's MS Teams link, teleconference phone number, and additional instructions can be found at sdcourts.ca.gov/ProbateVirtualHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: JOSIE SANTOS SAN NICOLAS, 2534 MELROSE STREET, NATIONAL CITY, CA 91950. (619) 871-8794.
C V 1 5 8 6 1 1

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021538
Hearts of Angels Residential Care 1 b) Hearts of Angels Residential Care 2 c) Hearts of Angels Residential Care 3 d) Hearts of Angels Residential Care 4 e) Hearts of Angels Residential Care 5 Located at 1232 Tangelos Place, Lemon Grove, CA 91945. This business is registered by the following: Hearts of Angels Residential Care LLC, 1232 Tangelos Place, Lemon Grove, CA 91945. This business is conducted by: Limited Liability Company The first day of business was: N/A
Signature: Raymond Lacorte Sy, Vice President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158452
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021948
ABBA Cafe Located at 94 Kingswood Dr Apt 8, Chula Vista, CA 91911. This business is registered by the following: Margarita Rios, 94 Kingswood Dr Apt 8, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 11/19/2025
Signature: Margarita Rios
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158612
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021861
Ty Palusky Engineering Located at 72 Bonita Rd, Chula Vista, CA 91910. This business is registered by the following: Ty Palusky, 72 Bonita Rd, Chula Vista, CA 91910. This business is conducted by: Individual The first day of business was: 11/18/2025
Signature: Ty Palusky
Statement filed with the Recorder/County Clerk of San Diego County on: 11/18/2025
CV158613
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021508
Club Pilates 4S Ranch Located at 16615 Dove Canyon Rd Suite 115, San Diego, CA 92127. This business is registered

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FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021785

Urban Island Design and Print b) Urban Island Wear Located at 1039 Camino Cantera, Chula Vista, CA 91913. This business is registered by the following: Urban Island LLC, 8690 Aero Dr, Ste 115 #4097, San Diego, CA 92123. This business is conducted by: Limited Liability Company The first day of business was: 11/12/2025
Signature: Cheralyn Bell, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 11/17/2025
CV158529
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021538

Hearts of Angels Residential Care 1 b) Hearts of Angels Residential Care 2 c) Hearts of Angels Residential Care 3 d) Hearts of Angels Residential Care 4 e) Hearts of Angels Residential Care 5 Located at 1232 Tangelos Place, Lemon Grove, CA 91945. This business is registered by the following: Hearts of Angels Residential Care LLC, 1232 Tangelos Place, Lemon Grove, CA 91945. This business is conducted by: Limited Liability Company The first day of business was: N/A
Signature: Raymond Lacorte Sy, Vice President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158452
11/21,28,12/5,12/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021514
Club Pilates Banker's Hill Located at 2760 5th Avenue Suite 110, San Diego, CA 92103. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158620
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021948
ABBA Cafe Located at 94 Kingswood Dr Apt 8, Chula Vista, CA 91911. This business is registered by the following: Margarita Rios, 94 Kingswood Dr Apt 8, Chula Vista, CA 91911. This business is conducted by: Individual The first day of business was: 11/19/2025
Signature: Margarita Rios
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158612
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021513
Club Pilates Escondido Located at 1835 S Centre City Pkwy Suite J, Escondido, CA 92025. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158620
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021517
Cali Carpenters b) Cali Carpenters Handyman Services Located at 3611 Valley Vista Rd, Bonita, CA 91902. This business is registered by the following: Patrick Emanuel Rouston, 3611 Valley Vista Rd, Bonita, CA 91902. This business is conducted by: Individual The first day of business was: 11/21/2025
Signature: Patrick Emanuel Rouston
Statement filed with the Recorder/County Clerk of San Diego County on: 11/21/2025
CV158689
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021512
Club Pilates Granite Hills Located at 747 Jamacha Rd, El Cajon, CA 92019. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158619
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021512
Club Pilates Granite Hills Located at 747 Jamacha Rd, El Cajon, CA 92019. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158619
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021120
Krazy Avocado Located at 550 W B St, FL4 #169, San Diego, CA 92101. This business is registered by the following: Iggs Media LLC, PO Box 531064, San Diego, CA 92153.

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by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158615
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021509
Club Pilates Poway Located at 13265 Midland Rd Ste 130, Poway, CA 92064. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158616
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021838
Mario's Mobile Auto Repair Located at 1221 Innovative Drive #20, San Diego, CA 92154. This business is registered by the following: Mario Alvarado Martinez, 777 Cypress Avenue, Imperial Beach, CA 91932. This business is conducted by: Individual The first day of business was: 08/08/2025
Signature: Mario Alvarado Martinez
Statement filed with the Recorder/County Clerk of San Diego County on: 11/18/2025
CV158667
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021514
Club Pilates Banker's Hill Located at 2760 5th Avenue Suite 110, San Diego, CA 92103. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158620
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021894
Productive Sheet Metal Located at 1666 N Magnolia Ave Ste L, El Cajon, CA 92020. This business is registered by the following: Metal Fab Logistics INC, 1666 N Magnolia Ave Ste L, El Cajon, CA 92020. This business is conducted by: Corporation The first day of business was: 04/27/2005
Signature: Don Chateau, President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/18/2025
CV158688
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021513
Club Pilates Escondido Located at 1835 S Centre City Pkwy Suite J, Escondido, CA 92025. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158620
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021517
Cali Carpenters b) Cali Carpenters Handyman Services Located at 3611 Valley Vista Rd, Bonita, CA 91902. This business is registered by the following: Patrick Emanuel Rouston, 3611 Valley Vista Rd, Bonita, CA 91902. This business is conducted by: Individual The first day of business was: 11/21/2025
Signature: Patrick Emanuel Rouston
Statement filed with the Recorder/County Clerk of San Diego County on: 11/21/2025
CV158689
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021512
Club Pilates Granite Hills Located at 747 Jamacha Rd, El Cajon, CA 92019. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158619
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021512
Club Pilates Granite Hills Located at 747 Jamacha Rd, El Cajon, CA 92019. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158619
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021120
Krazy Avocado Located at 550 W B St, FL4 #169, San Diego, CA 92101. This business is registered by the following: Iggs Media LLC, PO Box 531064, San Diego, CA 92153.

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021120
Krazy Avocado Located at 550 W B St, FL4 #169, San Diego, CA 92101. This business is registered by the following: Iggs Media LLC, PO Box 531064, San Diego, CA 92153.

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Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158618
11/28,12/5,12,19/25

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This business is conducted by: Limited Liability Company
The first day of business was: 11/05/2025
Signature: Ignacio A Zamudio Jr, President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/05/2025
CV158691
11/28,12/5,12,19/25

Legal Notices-STAR

dario 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 Ayuda 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 blenes 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 Ayuda 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 direccion de la corte es): CALIFORNIA SUPERIOR COURT, COUNTY OF SAN DIEGO, CENTRAL DIVISION, 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, direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): PETER S. RUSS (SBN 147829) / TIMOTHY K. DAVELER (SBN 332986), BUCHANAN INGERSOLL & ROONEY PC, 600 W BROADWAY, STE 1100, SAN DIEGO, CA 92101 (619) 239-8700/ 501 GRANT ST., STE 200, PITTSBURGH, PA 15219 (412) 562-8800. Date: September 25,

Legal Notices-STAR

2025
Clerk, by (Secretario): P. Neal
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served as an individual defendant on behalf of STRONGARM, LLC, a California limited liability company under CORP § 17701.16
CV158625
11/28,12/5,12,19/2025

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021507

Club Pilates Rancho Bernardo Located at 12145 Alta Carmel Ct Ste 220, San Diego, CA 92128. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company
The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158614
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022194

Casa O Bella Located at 2687 Tern Dr, San Diego, CA 92123. This business is registered by the following: Dialed 24 LLC, 2701 Midway Dr., 371259, San Diego, CA 92110. This business is conducted by: Limited Liability Company
The first day of business was: 11/21/2025
Signature: Diana Dediu, President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/21/2025
CV158710
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022239

Cheese Wine & Spirits Located at 2326 Proctor Valley Rd Unit C108, Chula Vista, CA 91914. This business is registered by the following: Good Time MH Inc, 2326 Proctor Valley Rd Unit C108, Chula Vista, CA 91914. This business is conducted by: Corporation
The first day of business was: 01/09/2025
Signature: Maher Hanna, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 11/24/2025
CV158726
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021419

Ewing Outdoor Supply Located at 3441 E Harbour Drive, Phoenix, AZ 85034. This business is registered by the following: Ewing Irrigation Products Inc, 3441 E Harbour Drive, Phoenix, AZ 85034. This business is conducted by: Corporation
The first day of business was: 06/01/2023
Signature: Douglas W. Yok, President
Statement filed with the Recorder/County Clerk of San Diego County on: 11/12/2025
CV158758
11/28,12/5,12,19/25

NOTICE OF PETITION TO

Legal Notices-STAR

ADMINISTER ESTATE OF: CESAR CELESTINO PEREZ NUNEZ CASE No. 25PE002964C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: CESAR CELESTINO PEREZ NUNEZ.
A Petition for Probate has been filed by: AMADA BRAVO in the Superior Court of California, County of San Diego
The Petition for Probate requests that AMADA BRAVO be appointed as personal representative to administer the estate of the decedent.
The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
01/13/2026 10:15 a.m. Dept. 504 1100 Union Street San Diego, CA 92101
Appearances may be made either in person or virtually. To Appear Remotely: You can attend the hearing by video or audio conference using the free Microsoft Teams App, unless otherwise ordered by the court. The department's MS Teams link, teleconference phone number, and additional instructions can be found at sdcourt.ca.gov/ProbateVirtualHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154)

of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: JASON E. TURNER, 823 ANCHORAGE PLACE, CHULA VISTA, CA 91914. (619) 946-7193
C V 1 5 8 7 6 6
11/28,12/5,12/2025

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE No. 25CU029858C

TO ALL INTERESTED PERSONS: Petitioner: JESSICA AGOST filed a petition with this court for a decree changing names as follows: FIRST: JONATHAN LAST: MATEO AGOST to FIRST: JONATHAN MIDDLE: MATEO LAST: AGOST. 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 12/18/2025 8:30 a.m., Dept. C-61 Superior Court 330 West 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: 10/23/2025
John T. Feeney Judge of the Superior Court
CV158562
11/21,28,12/5,12/25

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022041
a) Gear of the Chosen b) 77 Productions c) My Dad's Cup Coffee Company Located at 2173 Camino Del Este, Suite 6311, San Diego, CA 92108. This business is registered by the following: Glenn Rivera, 2173 Camino Del Este, Suite 6311, San Diego, CA 92108. This business is conducted by: Individual
The first day of business was: 01/01/2025
Signature: Glenn Rivera
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158690
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022193

Serene Senior Placement Located at 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is registered by the following: Arceli B. Nanquil & Christopher T. Nanquil, 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is conducted by: Married Couple
The first day of business was: 11/21/2025
Signature: Arceli B. Nanquil
Statement filed with the Recorder/County Clerk of San Diego County on: 11/21/2025
CV158709
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021979

a) **Harmony Home Care b) Harmony Pathways** Located at 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is registered by the following: A&G Care Services LLC, 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is conducted by: Limited Liability Company
The first day of business was: 11/19/2025
Signature: Arceli B. Nanquil, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158701
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022303

Fatte's Pizzeria of Imperial Beach Located at 876 Seacoast Dr, Imperial Beach, CA 91932. This business is registered by the following: Patricia Jimenez & Jaime Jimenez, 2340 Spanish Bay Rd, Chula Vista, CA 91915. This business is conducted by: Married Couple
The first day of business was: 11/25/2025
Signature: Jaime Jimenez
Statement filed with the Recorder/County Clerk of San Diego County on: 11/25/2025
CV158791
11/28,12/5,12,19/25

Legal Notices-STAR

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021511
Club Pilates Oside Located at 125 Old Grove Rd Suite 13, Oceanside, CA 92057. This business is registered by the following: RISERFIT CA LLC, 3200 Park Center Dr Suite 520, Costa Mesa, CA 92626. This business is conducted by: Limited Liability Company
The first day of business was: 08/28/2025
Signature: Timothy Nakagawa, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/13/2025
CV158617
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022193

Serene Senior Placement Located at 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is registered by the following: Arceli B. Nanquil & Christopher T. Nanquil, 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is conducted by: Married Couple
The first day of business was: 11/21/2025
Signature: Arceli B. Nanquil
Statement filed with the Recorder/County Clerk of San Diego County on: 11/21/2025
CV158709
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9021979

a) **Harmony Home Care b) Harmony Pathways** Located at 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is registered by the following: A&G Care Services LLC, 2220 Otay Lakes Rd Suite 502/730, Chula Vista, CA 91915. This business is conducted by: Limited Liability Company
The first day of business was: 11/19/2025
Signature: Arceli B. Nanquil, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 11/19/2025
CV158701
11/28,12/5,12,19/25

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9022303

Fatte's Pizzeria of Imperial Beach Located at 876 Seacoast Dr, Imperial Beach, CA 91932. This business is registered by the following: Patricia Jimenez & Jaime Jimenez, 2340 Spanish Bay Rd, Chula Vista, CA 91915. This business is conducted by: Married Couple
The first day of business was: 11/25/2025
Signature: Jaime Jimenez
Statement filed with the Recorder/County Clerk of San Diego County on: 11/25/2025
CV158791
11/28,12/5,12,19/25

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Battah & Monica Battah, 2828 Echo Ridge Ct, Chula Vista, CA 91915.
This business is conducted by: Married Couple
The first day of business was: 11/03/2025
Signature: Sinan Battah, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 11/10/2025
CV158795
11/28,12/5,12,19/25

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T.S. No. 138155-CA APN: 669-200-11-00
NOTICE OF TRUSTEE'S SALE OF IMPROVED PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/1/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 12/15/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/5/2019 as Instrument No. 2019-0122573 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: NOEMI SOTELO, A WIDOW 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 MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 4021 CHERRY BLOSSOM STREET, NATIONAL CITY, CA 91950 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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

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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: \$293,613.78 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 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 138155-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

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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. 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 138155-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. 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 N C 1 5 7 9 6 6 1 1 / 1 4 , 2 1 , 2 8 / 2 0 2 5

T.S. No.: 2025-13409-CA APN: 643-052-25-22Property Address: 1541 CAMINITO ZARAGOSA #22, CHULA VISTA, CA 91913NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/25/2022. 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 savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the

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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: Arealya Ann Medrado, a married woman as her sole and separate property Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 7/13/2022 as Instrument No. 2022-0287556 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 12/8/2025 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: \$516,818.80 Street Address or other common designation of real property: 1541 CAMINITO ZARAGOSA #22 CHULA VISTA, CA 91913A.P.N.: 643-052-25-22 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed,

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and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-13409-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 or www.nestortrustee.com, using the file number assigned to this case 2025-13409-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. 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: 11/5/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Amanda Guillen, Trustee Sale Officer This communication is from a debt collector. It is an attempt to collect a debt, and any information obtained will be used for that purpose. If you are a California resident, you may have additional rights under the Rosenthal Fair Debt Collection Practices Act. You may request, in writing, detailed information about your debt, including the balance, interest, fees, assignment history, and date of delinquency, at no cost to you. If you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt. It is for informational purposes only. EPP 45802 Pub Dates 11/14, 11/21, 11/28/2025 C V 1 5 8 2 3 4 1 1 / 1 4 , 2 1 , 2 8 / 2 0 2 5

APN No. 623-072-1339 ts 2024-1414 NOTICE OF TRUSTEE'S

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SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 12/13/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 12/22/2025 at 10:30 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 12/13/2023 as Document No. 2023-0342856 Book Page of Official Records in the Office of the Recorder of San Diego County, California. The original owner: PATRICIO DE JESUS ROCHA The purported current owner: PATRICIO DE JESUS ROCHA WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CALIFORNIA 92020 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1420 HILLTOP DRIVE #403 CHULA VISTA CA 91911-5230 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$30,312.74 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, STONEBRIDGE HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default

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and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1414. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES IN-

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FORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1414 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. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 11/7/2025 S.B.S. Lien Services 31194 La Baya Drive, suite 106 Westlake Village, California 91362 (818) 991-4600 BY: Annissa Young, Sr. Trustee Sales Officer (TS#-2024-1414 SDI-35690) C V 1 5 8 3 3 0 1 1 / 2 1 , 2 8 , 1 2 / 5 / 2 0 2 5

NOTICE OF TRUSTEE'S SALE T.S. No. 25-01899-AB-CA Title No. 250393618-CA-VOI APN. 641-121-16-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/16/2005. 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(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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; 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 in an "as is" condition, 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

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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: Juan M Huaracha and Luz Castaneda, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/25/2005 as Instrument No. 2005-0442324 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: : 12/17/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA92020 Estimated amount of unpaid balance and other charges: \$1,121,741.46 Street Address or other common designation of real property: 1464 Owen Drive, Chula Vista, CA 91911A.P.N.: 641-121-16-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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, pur-

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suant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-01899-AB-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: 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-01899-AB-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 11/06/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4857587 1 1 / 2 1 / 2 0 2 5 , 1 1 / 2 8 / 2 0 2 5 , 1 2 / 0 5 / 2 0 2 5 C V 1 5 8 3 5 9 1 1 / 2 1 , 2 8 , 1 2 / 5 / 2 0 2 5