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June 27, 2024

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Volume 28, Issue 26

# D’Vine Path named as a 2024 California Nonprofit of the Year



Staff and board members Canece Curry Huber, Serena Batali, Michele Cox, Lenila Lingad Batali and Tom Olmstead attended the lunch in Sacramento to receive the award, presented by Assemblywoman Marie Waldron.



D’Vine Path Board President Tom Olmstead and Executive Director Lenila Lingad Batali express their gratitude for Marie Waldron and accept the title of 2024 California Nonprofit of the Year.

**FALLBROOK** – On June 6, D’Vine Path was awarded the California Nonprofit of the Year honor for District 75, presented by Assemblywoman Marie Waldron. Every year, Assemblymembers and Senate members choose one exemplary nonprofit from each district to highlight the hard work within each community. This also offers state legislators an opportunity to connect personally with local nonprofits and improve

outreach. This year, D’Vine Path was honored with the title and multiple staff and board members traveled to Sacramento to participate in the celebratory lunch and receive the award. For the last six years, D’Vine Path has been supporting, educating and uplifting neurodivergent adults in San Diego County through vocational and life skills training. Through viticulture,

hospitality, horticulture, arts and social skills education, students at D’Vine Path learn to thrive in their environments. According to D’Vine Path Executive Director Lenila Lingad Batali, earning the title of nonprofit of the year is a great achievement for her and her team. “We are honored and humbled to receive such an award,” Batali said. “Thank you to Assemblymember Marie Waldron and staff for

the recognition, the incredible Fallbrook community for the support and my dream team for making an impactful difference every single day.” Batali is grateful for the recognition and she is excited to see what comes next for D’Vine Path as they continue to grow and reach a wider audience. D’Vine Path Board President Tom Olmstead also attended the celebratory lunch in Sacramento

and said he was thrilled to see D’Vine Path’s hard work recognized. “As board president, it’s an incredible privilege to be connected with this wonderful organization,” Olmstead said. “Our student body continues to teach us so much about how to relate to each other. The term ‘special needs’ within this community really just refers

see **NONPROFIT**, page A-5

# Two transported with critical injuries after rollover

**Julie Reeder**  
Village News

“Seatbelts save lives.” That’s the message from Capt. John Choi, NCFPD PIO. Choi said there were three people in the car that rolled



A serious car crash/rollover injured three people; two were sent by air ambulance to the hospital with serious or critical injuries. Village News photo

over Sunday morning, June 23, at 10:50 a.m. Two people in the car were unrestrained and were ejected from the car. They were both taken by air ambulance to Palomar Hospital with critical injuries. The third person was restrained and walked away with minor injuries and refused transport against medical advice, according to Choi. Fallbrook Sheriff, CHP and North County Fire emergency

services responded to the devastating single-car crash at the intersection of Hill St. and Merida. According to initial reports from the California Highway Patrol (CHP) log and witnesses on the scene after the accident, the vehicle overturned after apparently losing control. The vehicle is suspected to have been traveling at a high rate of speed when it overturned, ejecting two occupants who were not wearing seat belts. The crash

resulted in critical injuries to those two individuals, prompting an urgent response from emergency services. First units arrived at the scene at 11:08 a.m. Two Life Flight air ambulances were dispatched at 11:33 a.m. to transport the injured to Palomar Hospital, and first responders were actively engaged in providing medical assistance and securing the scene. Local authorities cordoned off

the area to facilitate emergency operations and to investigate the circumstances surrounding the crash. Traffic in the vicinity is expected to be affected as the investigation continues. The area was cleared at 1:40 pm after CHP and local authorities were able to investigate the scene and have the car towed for any needed evidence.

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**ANNOUNCEMENTS**

**Fallbrook A Leer to celebrate literacy July 27**

FALLBROOK – Fallbrook A Leer, or Read in Fallbrook, will celebrate its 20th annual day of literacy and service Saturday, July 27, and the three student winners of the poetry contest and three student winners of the essay contest will also be recognized.

The original March event was canceled due to inclement weather, but will still be held at Maie Ellis Elementary School, 400 W. Elder St., in honor of Cesar Chavez's life's work benefiting immigrant workers and their families.

Check-in is at 9:15 a.m. and activities go until 2 p.m. The day

includes parent presentations; guest readers reading to more than 300 children; free school backpacks filled with books and supplies; children's artwork; dance and ballet folklorico performances; magic of science demonstrations; craft activities; food; drinks and more. Dozens of teens will earn community service volunteer hours required for graduation.

For more information about Fallbrook A Leer, contact Tauna Rodarte at 619-921-3944 or [TaunaRodarte@gmail.com](mailto:TaunaRodarte@gmail.com).

Submitted by Fallbrook A Leer.

**Free meals for students offered by FUHS**

FALLBROOK – Fallbrook Union High School has announced that they are serving free meals to students under the Seamless Summer Option from June 10 to July 18.

All children 18 years of age and under are able to access breakfast and lunch at no charge at the

following location: Fallbrook High School, 2400 South Stagecoach Lane.

For additional information, contact Judi Reynolds, [jreynolds@fuhd.net](mailto:jreynolds@fuhd.net), 760-731-1601.

Submitted by Fallbrook Union High School.

**CALENDAR**

**July 4** – 8-11 a.m. – Rotary Club of Fallbrook hosts an Independence Day Pancake Breakfast at the Fallbrook Community Center. Pancakes and sausage will be served – \$12 for adults, \$5 for children ages 4 to 12, free for 3 and under. Also includes a Color Guard, community organization booths and a dog show.

**July 4** – 12-3 p.m. – Rotary Club of Fallbrook continues its Independence Day Celebration with multiple activities: North County Fire and the Sheriff's Department will display vehicles; entertainment will include Ballet Folklorico, the Chris Fast Blues Band, Cupa Bird Singers, and a martial arts demonstration by Karate Kids; and food vendors from La Cucina, Mountain Mike's Pizza, Village Roots, and VFW's pulled pork.

**July 14** – 1:30-4:30 p.m. – Friends of the Fallbrook Library to hold its 2024 Author Talk at the library. Admission is free to the public. Luis Alberto Urrea, a best-selling author of 19 books, will talk about his latest book, "Good Night, Irene" and take audience questions. This free event includes a live auction, a raffle, book sales and signing at 124 S. Mission Road.

**July 13** – 5:50 p.m. – Fallbrook Village Rotary presents the 87th Miss Fallbrook pageant at the Bob Burton Performing Arts Center at Fallbrook High School. Starts at 6 p.m. with doors opening at 5:30. Tickets are available for purchase from the 12 amazing contestants until July 12 for \$15, then \$20 at the door. For more info, call 760-445-3772 or email [fallbrookvillagerotary@yahoo.com](mailto:fallbrookvillagerotary@yahoo.com).

**Sept. 14** – 5-8:30 p.m. – Foundation for Senior Care will hold its annual 'Honoring the Past & changing the future' fundraiser at Pala Mesa Resort. It will celebrate the impact of seniors in its past and inspire a positive change for the seniors of today. For info about sponsorship opportunities, contact Joanna Costello at 760-723-7570 or [jcostello@foundationforseniorcare.org](mailto:jcostello@foundationforseniorcare.org).

**Oct. 4** – Boys & Girls Clubs of North County hosts its annual North County Cup at Journey at Pechanga. Golfers of all levels are welcome; all proceeds benefit the Boys & Girls Clubs of North County. Tickets are \$250 per golfer, sponsorships available. For more information visit [www.bgnorthcounty.org](http://www.bgnorthcounty.org) or call 760-728-5871.

**SUBMISSION DEADLINES**

**OPINION PAGE**

The deadline for Letters to the Editor is Monday, 9 a.m.; acceptance is based on space availability. Email to [villageeditor@reedermedia.com](mailto:villageeditor@reedermedia.com).

**OBITUARY PAGE**

The deadline for Obituaries is Monday, noon. Email to [villageeditor@reedermedia.com](mailto:villageeditor@reedermedia.com).

**EDITORIAL DEADLINE**

The deadline for all announcements and press releases is Friday, 3 p.m. Email to [villageeditor@reedermedia.com](mailto:villageeditor@reedermedia.com).

**LEGAL NOTICES**

The deadline for Legal notices is Monday, noon. Email to [legals@reedermedia.com](mailto:legals@reedermedia.com).

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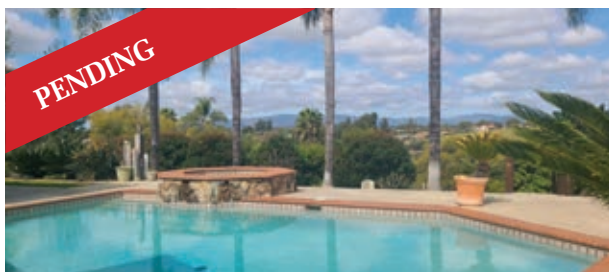
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**4150 Rock Mountain Road, Fallbrook**

Breathtaking gated retreat nestled in the serene beauty of Fallbrook. This stunning estate offers the epitome of luxury living, boasting a meticulously crafted vineyard and unparalleled panoramic views. Step inside the elegant residence, where luxury and comfort harmonize effortlessly. Expansive windows invite natural light to dance across the spacious interiors, illuminating the tastefully appointed living spaces. Grand dining area, wine tasting room, gourmet kitchen is a chef's dream featuring top-of-the-line appliances, custom cabinetry and granite countertops.

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**1057 Riverview Dr, Fallbrook**

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**27 Shady Hill Lane, Fallbrook**

Nestled within the picturesque landscape of Fallbrook, 27 Shady Hill offers a serene retreat in the 24-7 guard gated neighborhood of Rolling Hills Estates. This meticulously crafted property boasts a fusion of modern sophistication and natural beauty, promising a lifestyle of luxury and tranquility. As you approach the residence, a lush garden welcomes you, adorned with vibrant foliage like roses and Jacaranda trees and colorful blooms, creating an inviting ambiance. The architecture seamlessly blends contemporary design elements with timeless aesthetics.

Offered at \$2,698,747



**40301 Sandia Creek, Fallbrook**  
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**3641 Canonita Dr, Fallbrook**  
Sold for \$2,198,747



**0 Avenida Mil Flores, Bonsall**  
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**Ken's Corner**

We are excited to be able to offer some amazing listings coming up this week and also currently available. If you are looking for the country lifestyle while enjoying high quality custom homes we have what you are looking for! Give us a call and we can schedule your private personal tours!

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suzie.hoover@compass.com  
760-505-0806

**John Graef**  
Realtor® | DRE# 01012451  
john.graef@compass.com  
760-453-1491

**Sharon's Corner**

The market is balancing and it's a great time to get an offer on the table! Check out our selection of listings! It's diverse - from avocado groves, vineyard estate properties, homes in Rainbow and De Luz to multi-million dollar gated estates! We have more "Coming Soon" that will be in the \$748,747- \$998,747 range. I am sure they will not last. Follow us on right here or on Facebook or Instagram to stay up to date as we bring more homes to the market!

**LET'S TALK! - Sharon**

**Business Spotlight**

**Backdraft BAR & GRILL**

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**Charity Spotlight**

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# Fallbrook recognized with two North County awards



Fallbrook resident Jasmine Hernandez is given the Extraordinary Youth Award by Supervisor Jim Desmond. Hernandez was honored as “a beacon of resilience and achievement” with a 4.0 GPA and nearly 700 hours of community service. She has overcome two major heart surgeries and continues to excel in academics and sports. Her spirit and dedication make her a truly extraordinary youth.

Representing REINS Therapeutic Horsemanship Program, Volunteer Coordinator Allison Solander, far left, and Executive Director Kaitlyn Siewert, center, accept the Community Service Award from Supervisor Jim Desmond. REINS provides vital support for the physical, mental, and emotional health of disabled children and adults through equine-assisted activities. Their impactful work in their community is recognized with the Community Service Award.

Village News/Courtesy photos



The 2024 California Nonprofit of the Year award highlights the achievements of one nonprofit in each district. This year, D'Vine Path was named for District 75. Village News/Courtesy photo

## NONPROFIT from page A-1

to the needs they fulfill for us in a very special way.”

“Recognition at this level is beyond our wildest expectations, we are grateful to Marie Waldron and her office for choosing us,” he said.

Earning the title of 2024 California Nonprofit of the Year has brought the students feelings of excitement and empowerment, they are thankful to have the opportunity to participate in such an impactful program.

“I am so proud of what we have created and even more proud of our students who have shown their incredible capabilities and triumphs,” Batali said.

For more information about D'Vine Path, visit <https://www.dvinepath.org/>.

Submitted by D'Vine Path.

Wildfire Safety



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# ScareCREW's scarecrows audition for Fallbrook Scarecrow Days



Noah Dawson's Tom Cruise scarecrow was hit at Cancer Revenger's fundraiser.



AAUW's Audrey makes many surprise visits in unlikely places.



ScareCREW's scarecrows audition for Scarecrow Days.

Village News/Courtesy photos

FALLBROOK – The ScareCREW's scarecrows came out of residency to audition for upcoming Fallbrook Scarecrows Days, Oct. 1-31. Which scarecrows will make the cut, which ones will be eliminated and which ones need to be revamped or updated were decisions the ScareCREW made in February. Which scarecrows will be

stars in 2024? Last fall, Noah Dawson's Tom Cruise made appearances at Cancer Revengers' fundraiser. ScareCrew's Snoopy attended Veteran's Day Party for Cairn Terrier club of Southern California. The three Del Ray Crows – Josie, Jessie and Fiona – attended the Fallbrook Stem Academy, Nov. 3. Audrey, AAUW's scarecrow, made many

surprise visits around Fallbrook. Planning all aspects of Fallbrook Scarecrow Days begins in February. Work began on scarecrows as well as designing new editions. The popular scavenger hunt is being updated. Dates for workshops and Children's Corner at the farmers market are set. Workshop dates are Sept. 5, 6, 7, 12, 13, 14, 19, 20

and 21. The children's corner is Sept. 7, 14, 21 and 28 and Oct. 5. "Follow the Yellow Brick 'Wizard Of Oz' may have additional characters accompanying the regulars on Ace Hardware's rooftop. Little "Minions" may be seen running down Main Avenue. Pumpkin heads also bob along Main Avenue. The Silent People will

sport new outfits on their journey into Fallbrook for Fallbrook Scarecrow Days. And many more additions displayed at businesses and residences to be seen around town in October. It's time to think about what new scarecrows to make for Fallbrook Scarecrow Days. Submitted by ScareCREW.

## DeSantis' celebrate 60th anniversary

FALLBROOK – Sam and Rosemary DeSantis are celebrating 60 years of marriage on June 27, 2024. They had their marriage blessed on Sunday, June 23 at St. Peter's Catholic Church.

Keeping these vows in sickness and in health, for richer or poorer and being true to each other for 60 years is a rare find these days. Most all of their children, grandchildren and great-grandchildren live here in San Diego North County. What a true blessing!

Submitted by the DeSantis family.



Sam and Rosemary DeSantis, who attend St. Peter the Apostle Church in Fallbrook, are celebrating their 60th anniversary June 23. Village News/Courtesy photo

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<p><b>JULY 12</b> The Sting</p>	<p><b>JULY 19</b> Holiday</p>	<p><b>JULY 26</b> Close Encounters of the Third Kind</p>

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*Thank You*

On July 1st, the Daniel's Market sign will come down and be replaced with Major Marketplace. While we are saddened by the closure of Daniel's Market, we are grateful for the memories, relationships and experiences we have gained throughout the years.

– The Vengler Family

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# Angels in Bloom celebrates record year of giving

FALLBROOK – “Angels in Bloom” was the theme of the 46th annual meeting and luncheon of the Angel Society of Fallbrook. Held on June 4, at Zion Fellowship Center, the event drew some 130 guests who

celebrated the group’s record year of philanthropic giving. The Angel Society raises funds for local nonprofits and other worthy causes primarily through the operation of the Angel Shop, a thrift store on Main Avenue in



Angel Jeanna Kirby poses with longtime Angel Millie Koenig during the group’s annual luncheon.



Sharon Allen, left, shops for linens displayed by Phyllis Majdick at the Angel Society’s annual luncheon event at Zion Fellowship Center.



Angel Society treasurer Fran White presents the Annual Recognition Scholarship to Merari Acevedo.



Fashion show models for the Angels in Bloom luncheon are, from left, Bonnie Amick, Heidi Chance, Mah-Jhey Fish and Diane Pearson with Lou Greeley, on floor

downtown Fallbrook. The meeting/luncheon is held annually as a festive gathering of current and longtime volunteers, as well as supporters of the organization.

Under the direction of Judy Igoe, first vice president and luncheon chair, this year’s event was bursting with color, from the fresh floral centerpieces and garden décor to guests’ vibrant attire. Entertainment was provided by “The Glee Club,” presented by N-Voice.

Attendees also enjoyed a silent auction and raffle, and special sales of boutique clothing, jewelry, holiday items, fine linens, books, collectibles and other “treasures.”

The traditional fashion show was emceed by Lou Greeley and featured board members Bonnie Amick, Heidi Chance, Mah-Jhey Fish and Diane Pearson who modeled garden party and other attire.

During the Angel Society’s fiscal year, which started on May 1, 2023, and ended April 30, 2024, the group donated a total of \$238,642 in funds to 73 community nonprofits and other worthy causes. This is an increase of more than \$80,000 over last year’s total of \$156,950. This year’s giving also included \$41,200 in student scholarships, for a grand total of \$279,842.

This is the most financial support ever donated by the Angel Society in a fiscal year, announced Pat Dales, second vice president who oversees the group’s philanthropy committee. The giving included a \$30,000



The Glee Club presented by N-Voice provided musical entertainment at the Angels in Bloom luncheon.

donation to the Boys’ and Girls Club of North County towards the construction of a new teen center. “This would not have been possible without the support of our community,” Dales said.

In addition, more than 16 organizations received non-monetary donations with a total estimated value of more than \$20,186. These included the Fallbrook Animal Sanctuary, Bottom Shelf Bookstore, Boys and Girls Club, Fallbrook Senior Center, Fallbrook Senior Day Care, Gently Hugged, Rally for Children, Scarecrow Days,

U.S. Marine Corps, Women’s Resource Center, Zion Shoe Drive and others.

“Our philanthropic giving this past year deserves a standing ovation,” noted Kelly Bednarski, Angel Society president, who thanked the community for their generous donations to the Angel Shop.

She also commended the many Angel Shop volunteers for their “unwavering Team Angels dedication, support, and compassion for what the Angel Society does. We are grateful every day for your time and your hard work in the trenches. You are truly appreciated,” she noted in her President’s Message.

During her remarks, Treasurer Fran White recognized Mary Jane Weeks, a generous donor and former member of the Angels’ board of directors who passed away this year. She also thanked Tony and Delores DeSio, generous donors who have supported the group for the past six years. Tony DeSio is now deceased.

White then presented the group’s Annual Recognition Scholarship, which is funded through a monetary donation earmarked for scholarships and is awarded to a student who best exemplifies volunteer service in the Angel Shop.

Merari Acevedo was this year’s scholarship recipient, an award donated in memory of White’s mother, Billie Foli, a two-time president of the Angel Society and a member of its board of directors for some 30 years. “The Angel Shop was her true passion as well as her happy place,” White said. “We are proud to honor this year’s service scholarship to Mera.”

For more information about the Angel Society, visit [www.theangelsociety.org](http://www.theangelsociety.org).



Angel President Kelly Bednarski gives her president’s message, thanking the community for their generous donations to the Angel Shop.

Submitted by the Angel Society.

## HEALTH

# County recognizes World Elder Abuse Awareness Day

**Fernanda Lopez Halvorson**  
County of San Diego  
Communications Office

Elder abuse can affect anyone, but everyone can be part of the solution.

World Elder Abuse Awareness Day was observed June 15 and highlighted the importance of building strong support for elders. It is meant to bring people together to identify, address and prevent abuse.

As many as one in 10 older adults living at home have experienced abuse, including neglect, according to the Centers for Disease Control and Prevention.

Locally, County Adult Protective Services processed more than 24,000 reports of elder abuse in fiscal year 2022-2023, which is a 19% increase over the previous year. The number of reports this fiscal year, which ends this month, is also trending upward and expected to rise by 17% over last year.

Social isolation and loneliness can make older adults more vulnerable to abuse. Those most at risk can also include minorities including immigrants and members of the LGBTQ+ community and older adults who have been victims of mistreatment.

There are things everyone can do help prevent elder abuse:

- Check in on the older adults in your life, including family members, friends and neighbors.
- Regardless of your age, make new connections with older adults in your community to help prevent isolation which can be a risk factor for abuse.
- Learn about the signs of



To help prevent elder abuse, check in on the older adults in your life, including family members, friends and neighbors.

Village News/Courtesy photo

abuse including confusion or being withdrawn, isolation, unexplained injuries, appearing underfed, over or under-medicated and recent changes in spending patterns.

- Share about elder abuse with your friends and family

via social networks to spread awareness.

- Provide or find resources for respite care for caregivers. Some people who experience elder abuse may be reluctant to report it for a variety of reasons. These include feeling

embarrassed, like they are somehow to blame, worried about getting the perpetrator in trouble or being unaware that what they are experiencing is abuse or neglect.

If you know or believe an older adult is experiencing abuse, report it to County Adult Protective

Services by calling 800-339-4661 or if a life-threatening situation is happening, call 9-1-1.

On June 15, the county lit the County Administration Center building purple in recognition of World Elder Abuse Awareness Day.

# The secret to timeless skin: Dr. Anthony Youn's guide to aging gracefully

**Julie Reeder**  
Publisher

As people age, their skin undergoes myriad changes, which often leads to concerns about maintaining a youthful appearance. Dr. Anthony Youn, plastic surgeon and author of the book "Younger for Life," offered insights and practical advice on how to keep skin healthy and vibrant through the years.

### The five pillars of autojuvenation

Youn introduced the concept of "autojuvenation," which encompasses five key areas: diet, nutritional supplements, skincare and noninvasive treatments. He emphasized that focusing on these areas can help the majority of people avoid invasive procedures while being content with their appearance.

"Really looking at nutrient-dense foods is a big thing that you can do to help to slow down and even reverse the aging process," he said.

### Nutrient depletion: A hidden threat

One of the primary factors accelerating aging is nutrient depletion. Youn pointed out that modern agricultural practices have led to a significant reduction in the nutritional content of food.



He referenced a study from 1950 to 1999 that found a notable decrease in key nutrients like Vitamin C, iron and protein in fruits and vegetables.

"This belief that our food isn't as nutritious as it used to be has been proven," Youn said.

To combat this change, he recommended focusing on nutrient-dense foods to fill these gaps and support healthy skin.

### The role of protein and collagen

Protein, especially collagen, is crucial in maintaining skin elasticity and thickness. Youn explained that collagen comprises 70-80% of the skin's thickness, but people lose about 1% of their collagen annually starting in their mid-twenties, a rate that doubles for women post-menopause. Ensuring adequate protein intake, particularly from sources such as grass-fed beef, pastured poultry and wild-caught fish, can help preserve this vital skin component.

### Combating inflammation and free radical damage

Inflammation and free radicals are significant contributors to skin aging. Acute inflammation, as seen with treatments like microneedling and chemical peels, can be beneficial for skin rejuvenation. Chronic inflammation, which is often driven by excess sugar intake, is harmful.

"Sugar consumption can cause chronic inflammation, damaging your skin via mechanisms like glycation, where sugar molecules bind to collagen and elastin fibers, causing them to become kinked and less effective," Youn said.

Free radicals, another enemy of youthful skin, can be neutralized by antioxidants found in colorful fruits and vegetables. Applying antioxidants like vitamin C typically can also protect the skin from free radical damage.

### The importance of cellular waste management

The buildup of cellular waste, often overlooked, can impair cell

function and accelerate aging. Youn highlights autophagy, a process where the body recycles cellular waste, as essential for maintaining youthful skin. Intermittent fasting, which involves periods of not eating for at least 12 hours, can activate autophagy and rejuvenate the skin.

### Nutritional tips for skin longevity

For those looking to eat their way to better skin, Youn suggested incorporating healthy sources of protein, anti-inflammatory foods and antioxidants into their diet. He recommended:

### Proteins: Grass-fed beef, pastured poultry, wild-caught fish.

Healthy fats: Foods rich in omega fatty acids like salmon, tuna and sardines and in monounsaturated fats from olives, avocados, nuts and seeds.

### Fermented foods: To support gut health and reduce

### inflammation.

By adopting these dietary practices and focusing on nutrient-dense foods, individuals can significantly enhance their skin health and combat the signs of aging.

In his book, "Younger for Life," Youn delved deeper into these strategies, providing readers with a comprehensive guide to maintaining youthful skin without the need for invasive procedures.

"It's what you eat, when you eat, nutritional supplements, skincare and noninvasive treatments," Youn said. "If you work on all five of those, you can be happy with your appearance and age gracefully."

For those looking to preserve their skin's youthful glow, Youn's approach offers a holistic, scientifically backed pathway to achieving and maintaining healthy, vibrant skin through every stage of life.

Julie Reeder can be reached by email at [jreeder@reedermedia.com](mailto:jreeder@reedermedia.com).



# Secrets of iron absorption revealed

**Kate Rhéaume, ND**  
Special to the Village News

Fatigue, being cold, hair loss and a pale complexion are all telltale signs of low iron, a common nutrient deficiency and a major energy zapper. As prevalent as this problem is, most cases of low iron may be flying under the radar. New research suggested that the most severe iron insufficiency cases are flagged, while individuals with moderately low – but still health-impacting – levels can be overlooked at times. Many women

whose well-being is undermined by low iron are not getting the help they need. In addition to iron-rich food, iron supplements are a tool for restoring iron levels. For those people taking pills to boost iron, they've been doing it wrong. Many people who take iron divide their supplements into two or more doses each day. To them, the rationale is intuitive: if you have trouble absorbing something, take smaller amounts more frequently to give the body more chances to take it in. Not so with iron. More

frequent doses work against the body's master iron regulator, hepcidin. Hepcidin is a hormone that prevents the body from absorbing excess iron to protect them from potentially dangerous iron overload. Hepcidin levels vary according to a natural daily rhythm, being at a low point in the morning and rising throughout the afternoon. In addition to this circadian cycle, a dose of iron will further spike hepcidin, to prevent over-absorption from subsequent iron intake. It means that taking

iron is a one-and-done kind of deal each day, as the first dose of iron you take in the day will kibosh the second. In fact, studies show that people who take iron every other day raise their iron levels more quickly than people who take iron on consecutive days. It is likely because waiting a day between iron bumps allows hepcidin levels to bottom out. Iron is notorious for causing stomach upset. If taking larger doses less frequently has that effect on you, investigate more tummy-friendly forms of iron.

Ferrous bisglycinate and ferric pyrophosphate are types of supplemental iron that are gentler on digestion. Remember that foods rich in vitamin C will help you absorb more iron from your supplements and meals. *Kate Rhéaume, ND, (Inactive) is a graduate and former faculty member of the Canadian College of Naturopathic Medicine. A leading expert in natural medicine, she is the author of the best-selling book Vitamin K2 and the Calcium Paradox with HarperCollins.*

# VCC receives 5-year contract for continuation of resilience community mentoring program

VISTA – Vista Community Clinic's Community Health Department has announced that it has been awarded a prestigious five-year contract from the County of San Diego Probation Department to continue its Comprehensive Credible Messenger Mentoring Program, better known in the community as Resilience.

The Resilience program connects former or current justice-involved individuals, known as mentors, with justice-involved

youth and young adults, referred to as mentees. Through this program, mentors serve as guides and advocates, helping mentees obtain crucial linkages to the community, assisting with case plan goals, and facilitating connections with essential care services, parenting workshops, and programming.

VCC has long been known for its support of the holistic well-being and empowerment of community members, and this work continues to expand.

More than a healthcare provider, VCC aims to provide community members the kind of support and connections needed for a successful future for themselves, their families, and the larger community.

This grant will help VCC expand and enhance their ongoing program and provide vital resources and support to youth and young adults in North County, San Diego.

The program's overarching goal is to help at-risk youth and young

adults overcome challenges, reintegrate into the community, and thrive. Utilizing mentors with experience and knowledge of the landscape and what lies ahead has been a vital tool in breaking cycles of incarceration. Mentors have stepped successfully into the roles of credible messengers for those who need unique guidance to build brighter futures.

VCC is deeply grateful to the County of San Diego Probation Department for their continued

support and confidence in the Resilience Program, and looks forward to continuing this impactful work. This program is making a meaningful difference in the lives of individuals and families throughout North County, San Diego.

For more information about VCC and its programs, visit [www.vcc.org](http://www.vcc.org).

*Submitted by Vista Community Clinic.*

# Cooler Heads achieves milestones in cancer patient care with innovative technology

SAN DIEGO – NuFund Venture Group highlighted the achievements of one of its portfolio companies, Cooler Heads. The medical tech company made strides in enhancing the quality of life for cancer patients undergoing chemotherapy through its portable scalp cooling technology.

Cooler Heads is transforming the market for scalp cooling, the therapy that allows chemotherapy patients to keep their hair, by making this aspect of symptom management profitable for infusion centers. Their flagship product, Amma, is an FDA-cleared, patient-administered device that doesn't add to nursing workloads or change patient scheduling, which have been primary barriers to the broad adoption of scalp cooling. By making scalp cooling profitable for infusion centers, the company showed that they can expand access to this treatment.

"Cooler Heads is setting a

new standard for scalp cooling," Dr. Sumeet Vadera, the Cooler Heads lead at NuFund Venture Group, said. "Their technology is not only therapeutically effective but changes the business case for scalp cooling for infusion centers."

One in 12 chemotherapy patients refuse chemotherapy due to concerns about hair loss and more than 85% of chemotherapy patients are moderately to extremely concerned about hair loss. Rates of concern about hair loss are similar for both male and female patients because going bald is a public announcement that an individual is sick.

While scalp cooling therapy is a clinical recommendation of the National Comprehensive Cancer Network and the American Society of Clinical Oncology, it has not been widely adopted because other solutions can double the amount of time a patient is in an infusion chair, preventing

other patients from being treated. The portable unit from Cooler Heads changes the time needed for patients to manage hair loss during cancer treatment, making cold cap therapy accessible to a wider audience.

Over 70% of Cooler Heads' health system accounts have not offered scalp cooling until Amma changed the financial incentives around this treatment. As of June 1, 2024 Cooler Heads surpassed the total number of patients in the entirety of 2023 due to their rapidly expanding customer base.

Notably, 68% of all cap system sales are from reorders, indicating high satisfaction and continued use among existing customers. This statistic underscores the product's reliability, consistency and the relationships Cooler Heads is building with its clients.

At the American Society of Clinical Oncology conference recently, Providence Health presented a poster on an

observational study of Amma, demonstrating that Amma has outcomes consistent to one of their competitors and superior to the other. In addition, 100% of patients enrolled would recommend Amma to other patients.

Cooler Heads is in the process of raising a Series A, with over a third already soft circled. This funding will get them to over \$10 million in annual recurring revenue and the next version of Amma with enhancements to improve the patient experience, usability and efficacy.

"NuFund has been an incredible partner," Kate Dilligan, CEO of Cooler Heads, said. "Their support has been not only financial but also access to their hands-on team who have been really helpful as we continue to enter new phases of growth. In addition, they have a fantastic reputation which has brought in other investors. We are proud, especially as a San Diego based company, to have

them on our cap table."

Cooler Heads recently achieved a significant milestone with the acceptance of a poster presentation at the American Society of Clinical Oncology meeting. The poster, based on an observational study conducted by Providence, revealed that 100% of the 14 patients enrolled would recommend Amma to other chemotherapy patients. This recognition at a prestigious medical society meeting underscores Amma's clinical value and importance to improving chemotherapy patients' quality of life.

"NuFund is proud to support Cooler Heads as they continue to innovate and expand their reach," Serhat Pala, president at NuFund, said. "The milestones they have achieved so far are a testament to their dedication and the transformative impact of their technology."

# Drug education resources are here to help

**Jody Boulay**  
Special to the Village News

Drug addiction and hopelessness have ravaged countless communities across California. Fortunately, within these communities, many organizations make a difference, whether through drug education, prevention, or treatment.

There is hope for the younger generations as they have more access to prevention and education resources to help them make informed decisions. In addition, more information is available for parents to equip them with the tools to help their kids.

Locally, behavioral health services in San Diego County offer communities the Binge and Underage Drinking Initiative, the San Diego County Substance Use and Overdose Task Force, and the Marijuana Prevention Initiative. There are prevention brochures in English, Arabic, Chinese, Farsi, Spanish, and many other languages.

Most importantly, amid the growing opioid epidemic, the San Diego County Office of Education offers local drug education and prevention, naloxone resource

training, youth leadership programs, prevention resources, vaping education, and parent resources.

Specifically, there is the fentanyl and other drugs prevention and awareness resources guide for schools, parents, community, and educators.

According to the California Overdose Surveillance Dashboard, there were over 7,300 deaths related to opioids in 2022 in the state. The Health and Human Services Agency in San Diego County reported from 2016 to 2019 there was a gradual increase in the number of drug overdose deaths in San Diego County, followed by a sharp increase from 2019 to 2020.

This prevention information could help save a life during the Fourth of July celebrations. Binge drinking around the holiday is typical, and it is known as one of the heaviest drinking holidays of the year.

Parents play an essential role and can take the initiative to create an inclusive and supportive environment with their children. This can equip them with the tools they need to make knowledgeable decisions surrounding alcohol and drug use.

According to the California Health Care Foundation, approximately 13% of 7th-grade students used alcohol to get drunk, and this increased to 52% by grade 11. Moreover, 8% of 7th-grade students used marijuana to get high, and this increased to 38% by grade 11.

Teens and adults all use drugs and alcohol for different reasons. Much of their use is linked to peer pressure, whether from peers, in a social setting, or in the case of someone they look up to. Stress is also a common factor, and alcohol or drugs seem like an easy escape.

Additionally, environment and family history are contributing factors. Children, for example,

who grow up in households with heavy drinking and recreational drug use are more likely to experiment with drugs.

Any parents wondering what to do start the conversation about alcohol and drug use early. It is also essential to be calm, loving, and supportive. Seek out specialized resources, such as those offered by the county or non-profit organizations providing prevention and education.

Additionally, parents want to focus on making it safe for their

children to tell them anything and never end the conversation, keeping it going regardless of age.

Local drug education resources are here to help with the goal of helping people of all ages make knowledgeable decisions about drugs and alcohol.

Jody Boulay is a mother of two with a passion for helping others. She currently works as a Community Outreach Coordinator for DRS to help spread awareness of the dangers of drugs and alcohol.

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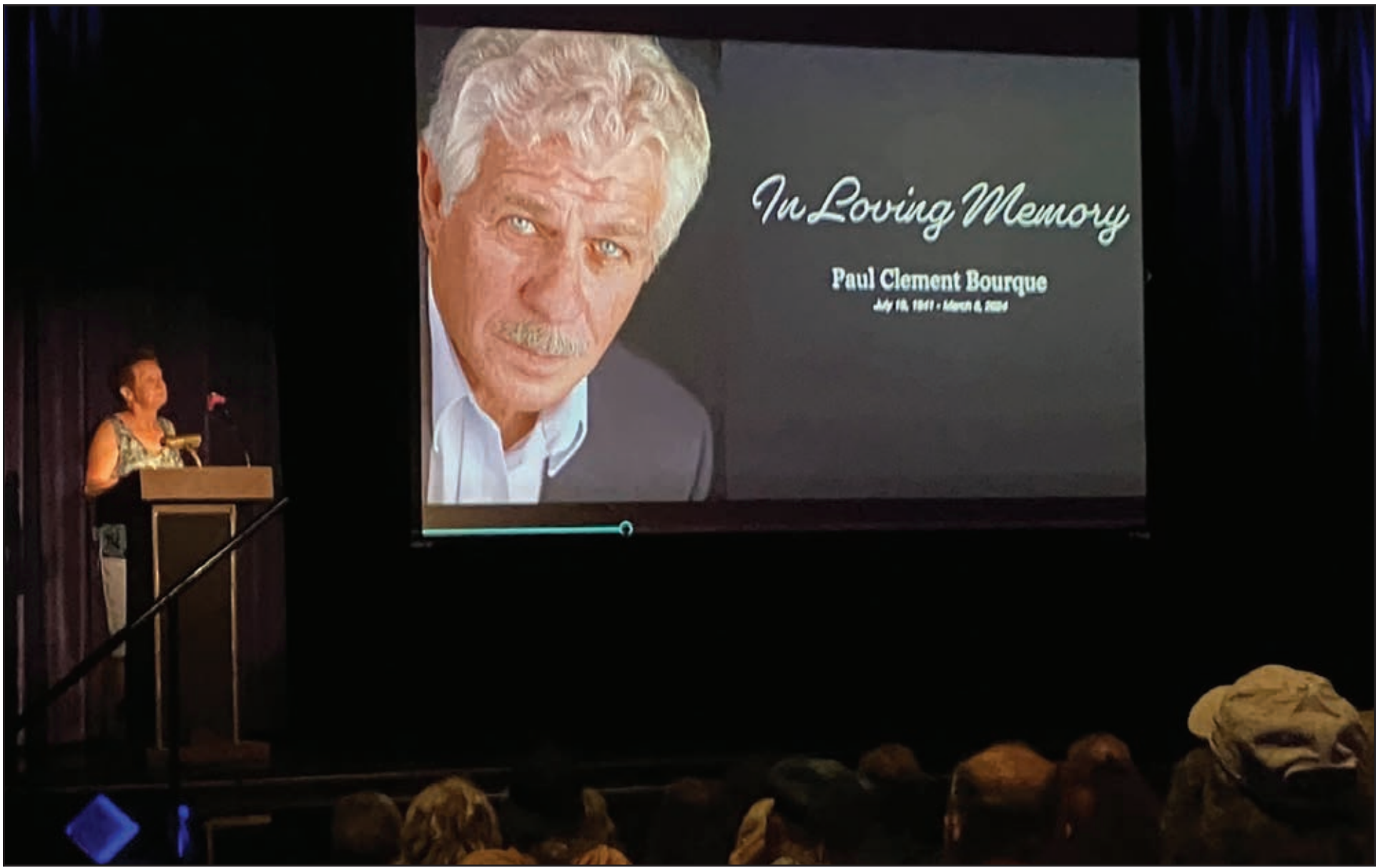
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# ENTERTAINMENT

## Memories come alive at historic Mission Theater



Anne Marie Bourque, Paul Bourque's sister, speaks at his Mission Theater memorial service Saturday, June 8.

Village News/Courtesy photos

**Tim O'Leary**  
Special to the Village News

Family and friends gathered Saturday, June 8, to celebrate the life of Paul Bourque, a father, son, brother, businessman, performer, photographer, philosopher and traveler, at a favorite place, the historic Mission Theater in Fallbrook.

My last missive touched on the theater as the staging of a benefit talent show titled the "Fallbrook Follies," and this episode is something of an elegy with words for a man whose memory was recently evoked at that beloved local landmark. I am truly thankful for both.

The setting was perfect because Paul and his sons, Justin and Andre, had frequently bared their souls on that time-worn wooden stage.

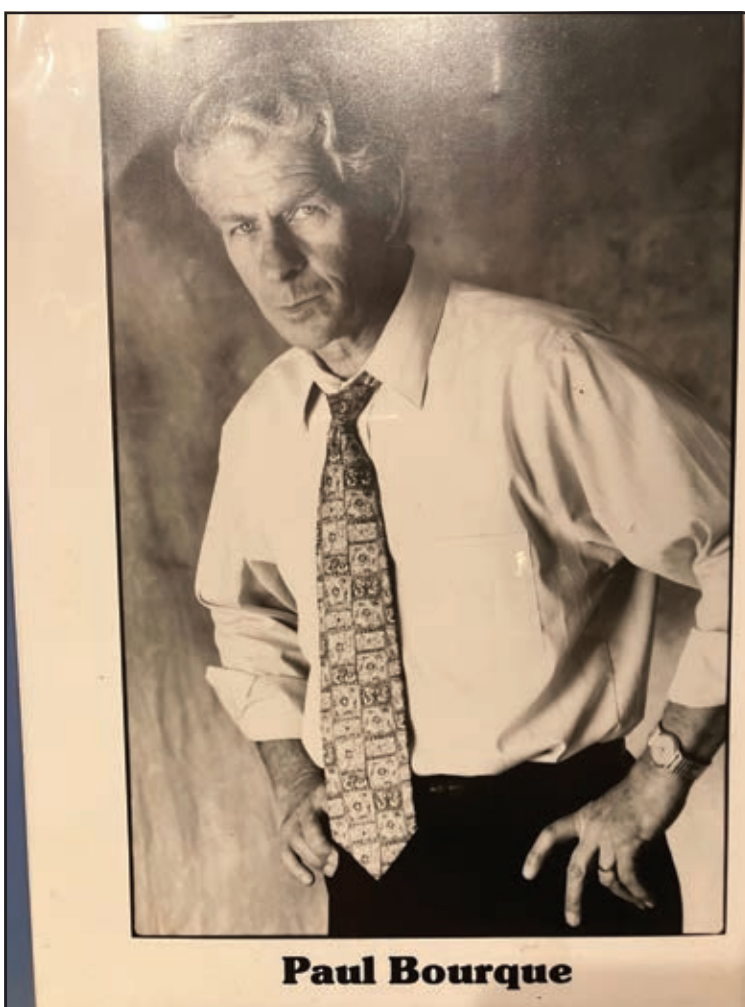
I never met this talented man, yet there I was as one of a hundred or more guests who gathered there to share tidbits of a life well lived. He died at age 82 after he suffered a string of health setbacks that included eye surgeries, heart disease, dementia and, finally, pneumonia.

Lest you think I am an odd duck, I should state that I've attended many memorial and funeral services for folks I never met.

My 44 years as a reporter have opened windows into numerous lives. And my service as a church deacon has allowed me to tend families as they say goodbye to loved ones in sadness, sorrow and sweet celebration.

For theater owner Roy Moosa, it was the second memorial service to be held at the theater since he purchased it nearly six years ago. My imagination runs free at that theater, and I have often popped in there for plays, concerts, movies and more.

A community leader with



Paul Bourque in a publicity photo.

a historic flair, Moosa filled the 75-year-old treasure with a collection of movie memorabilia.

And Paul Bourque's fingerprints – as well as those of his sons – are all over the place. It takes raw courage – which I do not possess – to be an entertainer. Paul did it with panache on the stage, television, radio and movies. He was the star of one movie and the co-star of at least three others. He was adept at the dialects of Boston, New York and the Deep South. He mastered the Irish, Italian, Russian, French and British accents.

He had a curious mind and could handle a gun, play golf,

bowl, swim, ski and skate on blades and wheels. He was a key figure in the Fallbrook Players, which dominated the theater stage and other local venues for decades up until the 1990s.

A short list of his theater credits includes "Cat on a Hot Tin Roof," "Brighton Beach Memoirs," "Julius Caesar," "As You Like It," "The Music Man," "Guys and Dolls," "Sound of Music," "South Pacific," "My Fair Lady," "Arsenic and Old Lace" and "Brooklyn Boy."

Paul was raised as a Catholic and spent two years in the seminary. He came to join the Baha'i, which eschews all priesthods



Paul Bourque in a performance bio.

and ritual forms of worship. The faith centers on the independent investigation of truth and the harmony of science and religion.

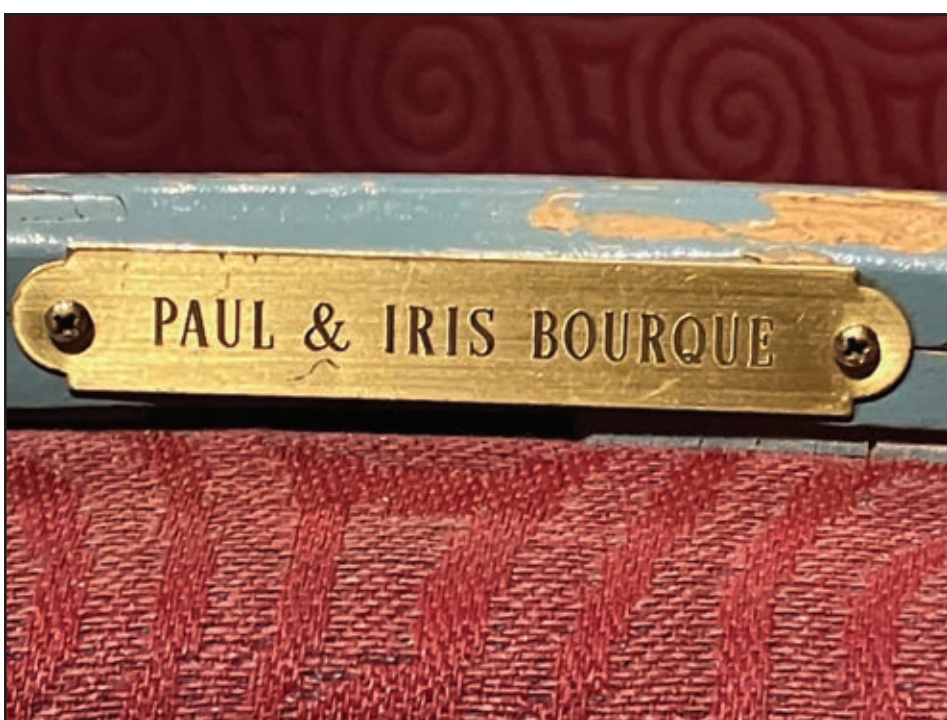
Paul and his wife, Iris, were married for nearly 42 years, and all but eight of that span was anchored here in Fallbrook. They were married in the Fallbrook Community Center in August 1982. She was a career educator, teaching special education at Oceanside Unified School District and adult education at Miracosta College.

Paul was buried at Fallbrook's Masonic Cemetery. The theater memorial service was led by Bill Garbat, the couple's longtime

friend. Garbat closed the service by performing "Amazing Grace," which was one of Paul's favorite songs.

I'm sure Paul's spirit was smiling at us from stage right that day. One seat of the theater – C-12 – has a small brass plaque attached to the back with the couple's name etched into the surface. Their sons' names claim the adjacent seat.

"It (the service) was very special," Iris Bourque said later. "It was the perfect venue to do it. We have very special memories of the theater."



The plaque attached to a Mission Theater chair commemorates Paul and Iris Bourque.



The guest book at Paul Bourque's memorial service at Mission Theater.

# Firefighter Demolition Derby to be at end of this year's county fair

**Joe Naiman**  
Village News Reporter

Burn Institute's Fire and Safety Exposition which includes the Firefighter Demolition Derby has been part of the San Diego County Fair since 2010 and in past years took place during one of the fair's earlier weekends. This year the Fire and Safety Exposition will be held Sunday, July 7, which is the final day of the 2024 county fair.

"We're closing out the fair this year," Tessa Haviland, executive director of Burn Institute, said. "We'll be the very last event of the year."

The Fire and Safety Exposition is held at the Del Mar Arena.

"The fair gave us that date, offered us that date, and we accepted it," Haviland said.

The final week of the San Diego County Fair is traditionally Motorsports Week at the Del Mar Arena. This year monster trucks, freestyle motocross and lawnmower racing will be held July 3-6.

"It kind of makes sense to put them all together," Haviland said.

Craig Kintz, who is the Barona Speedway announcer, has also been the Firefighter Demolition Derby announcer in recent years. Kintz often also announces Motorsports Week events, including "Dirt Dude," which will likely be at the Saturday, July 6, Barona Speedway races rather than at that night's county fair competition, and will return to the Del Mar Arena for the July 7 Firefighter Demolition Derby.

"He does such a wonderful job," Haviland said.

In 1995, Cajon Speedway, Burn Institute and local fire departments collaborated for an annual night, which included fundraising and promotions for the Burn Institute and a Firefighters Destruction Derby - renamed the Firefighter Demolition Derby in 2017.

Burn Institute and local firefighters also collaborated on an annual exposition at Qualcomm Stadium. Cajon Speedway closed after the 2004 season and there was no Firefighters Destruction Derby for five years, but in 2010, the Fire and Safety Exposition was

moved to the San Diego County Fair.

"We have a great relationship with the fair," Haviland said.

Fire departments utilize sponsorships and other donations to raise money for Burn Institute, and at the Fire and Safety Exposition itself non-driving firefighters and Explorer troop members carry a boot for donations to the Burn Institute. That day the boot for donations is also carried elsewhere around the fairgrounds.

The money raised from the Fire and Safety Exposition is used for the Burn Institute's Camp Beyond the Scars which allows burn-injured children to participate in activities with other burn survivors.

"It goes directly into our program," Haviland said.

This year the overnight camp at the Doane Valley Campground on Palomar Mountain will start Monday, July 8, the day after the Fire and Safety Exposition.

"It works out really well," Haviland said.

Last year, the 16 fire departments, some of whom had

multiple cars in the Firefighter Demolition Derby, combined to raise approximately \$100,000. The Fallbrook Firefighters Association raised about \$6,200, and Zach Cain drove an Oldsmobile Cutlass for the North County Fire Protection District.

The 2023 format had three early afternoon heats with the last two running cars in each heat advancing to the final and two last chance qualifier heats in the late afternoon which allowed the final remaining car from each of those to compete in the main event. A carburetor fire in his heat race relegated Cain to the last chance qualifier, where the Cutlass hooked up with another car. Although Cain did not drive in the main event, he will drive the Cutlass in this year's competition.

How much money will be raised for Burn Institute won't

be known until July 7.

"They're still fundraising," Haviland said.

The later date gives the firefighters and their crews three additional weeks to get their cars ready.

"It works really well for them, too," Haviland said.

The Fire and Safety Exposition will begin at 11 a.m. July 7, and will include displays, safety education and cardiopulmonary resuscitation compression practice. A parade of fire trucks and the opening ceremony will take place at 1 p.m. The heats begin at 2 p.m., the last chance qualifier competition is scheduled to start at 4:45 p.m., and the main event has a 5:30 p.m. starting time.

Joe Naiman can be reached by email at [jnaiman@reedermedia.com](mailto:jnaiman@reedermedia.com).

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<b>A QUIET PLACE: DAY ONE</b> PG-13		12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM	12:00 PM 2:30 PM 5:00 PM 7:30 PM
<b>DESPICABLE ME 4</b> PG							11:45 AM 2:15 PM 4:45 PM 7:15 PM	11:45 AM 2:15 PM 4:45 PM 7:15 PM
<b>HORIZON: AN AMERICAN SAGA CHAPTER 1</b> R		11:00 AM 3:00 PM 7:00 PM	11:00 AM 3:00 PM 7:00 PM	11:00 AM 3:00 PM 7:00 PM	11:15 AM 3:00 PM 7:00 PM	11:15 AM 3:00 PM 7:00 PM	11:15 AM 3:00 PM 7:00 PM	11:15 AM 3:00 PM 7:00 PM
<b>INSIDE OUT 2</b> PG		11:45 AM 2:20 PM 4:40 PM 7:15 PM	11:45 AM 2:20 PM 4:40 PM 7:15 PM	11:45 AM 2:15 PM 4:40 PM 7:15 PM	11:45 AM 2:00 PM 4:30 PM 7:15 PM	11:45 AM 2:00 PM 4:30 PM 7:15 PM	2:00 PM 4:30 PM 7:10 PM	2:00 PM 4:30 PM 7:10 PM
<b>SING 2 (KSS)</b> PG					11:00 AM	11:00 AM	11:00 AM	11:00 AM
<b>THE BIKERIDERS</b> R		11:30 AM 2:10 PM 4:45 PM 7:25 PM	11:30 AM 2:10 PM 4:45 PM 7:25 PM	11:30 AM 2:10 PM 4:45 PM 7:25 PM	2:10 PM 4:45 PM 7:25 PM	2:10 PM 4:45 PM 7:25 PM		

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## REGIONAL

# The Starlink satellite launches



The latest Starlink satellite launch on June 18, 2024. Photo taken from South-Central Fallbrook moments after the first and second stage rockets separated.



The moon and Starlink are shown together.

Village News/Robert Gonssett photos



The small white dot just below the center of this photo shows rocket engines firing to return the jettisoned first stage to a safe landing on Earth. This allows the hugely expensive first stage to be flown again for later missions. To the eye, the dot appears bright red and is south of Fallbrook. A casual observer might mistakenly think this is just a military red flare.

# Luiseno Chapter America 250 look at history

TEMECULA – Two hundred forty-six years ago, on June 28, 1778, the longest land battle of the American Revolution took place near Freehold Township, Monmouth County, New Jersey. The conflict, known as the Battle of Monmouth CourtHouse, saw the lengthy confrontation between General George Washington’s combatants and Britain’s Henry Clinton’s red coats. “It was at Monmouth that the tactics and training from Friedrich Wilhelm von Steuben developed at Valley Forge during the winter encampment were first implemented on a large scale.” (<https://en.wikipedia.org/>)

William “John” Hays, soldier, and his wife Mary Ludwig Hays – known in history as Molly Pitcher – were at the Battle of Monmouth. Mary Ludwig, the daughter of German immigrants, had married William Hays, a barber, in 1769. She first entered the war record on June 28, 1778, when she signed up two years after her husband to serve with Capt. Francis Proctor’s company in the Pennsylvania Artillery.

...Mary had endeared herself to the troops because of her unusual courage and hard work under fire. During the Battle of Monmouth, Mary Ludwig Hays earned the nickname Molly Pitcher for performing the exhaustive work of supplying battle-fatigued and wounded men with drinking water

in the heat of combat.” (<https://www.archives.gov/>)

While William was involved in the lengthy conflict, he collapsed of heat exhaustion and Mary moved into his gunner position on the crew firing his cannon.

Also in Monmouth County, residing in Upper Freehold Township, was Joseph Holmes who was one of the founders of the local Crosswicks Baptist Church. In his 70s, Joseph heard the call to public duty.

He served as a delegate to the Provincial Congress held at New Brunswick, New Jersey, in 1776. He also volunteered as a member of the Committee of Safety, and his final public service was as a New Jersey commissioner to attend the York Town, Pennsylvania, convention in 1777.

Other battles and massacres during the war in Monmouth County include sites such as the Matawan “Burrows Mansion” and the Shrewsbury “Allen House.” American Patriots numbered 14,300 during the Monmouth Court House and other county battles as opposed to the British estimate of 17,600. Were these all men combatants? Or do the numbers reflect support from the locals and wives? The American Revolution was won by an enormous Patriot effort in which Mary Ludwig Hays and Joseph Holmes played important parts.

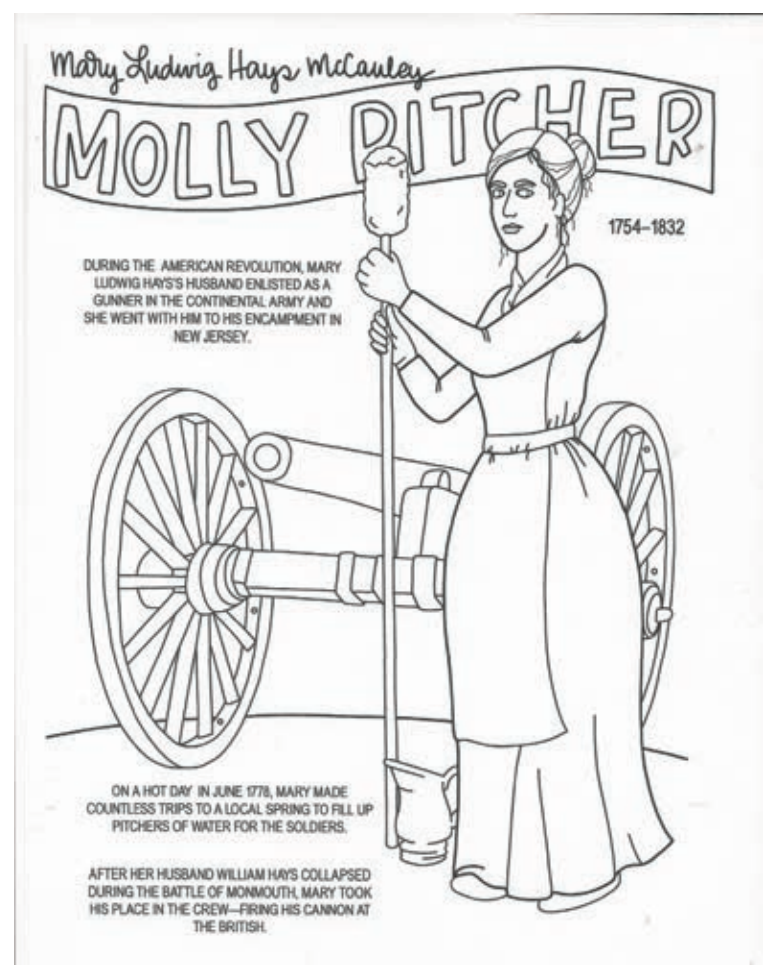
This month the America250 Committee of Luiseno Chapter, Daughters of the American Revolution, honors Joseph Holmes, Revolutionary War Patriot.

Born in 1698 in Middletown, Monmouth County, Colony of East Jersey, Joseph Holmes was the second of eight children born to Sheriff Obadiah Holmes and Alice Ashton. He married Elizabeth Ashton, and they had seven children. Of their children, son Obadiah performed patriotic service in Pennsylvania. Of their grandchildren, grandson Obadiah fought in the Washington County, Pennsylvania militia.

Men like 78-year-old Joseph Holmes are rarely in our history books, nor are the supportive women who followed the armies and cared for the battle-weary fighters, but without their beliefs, convictions, and actions the American Colonies might not have won the Revolutionary War.

The Luiseno Chapter meets the fourth Tuesday of each month at the Assistance League in Temecula. The focus of the Chapter is Patriotism, Historic Preservation, and Education. For more information, visit <https://www.facebook.com/luisenochapterdar>.

Submitted by Luiseno Chapter, Daughters of the American Revolution.



Molly Pitcher blackline from “Our Patriots, The Village News/Courtesy photo Men & Women who Achieved American Independence,” National Society Daughters of the American Revolution, 2021.

# Media campaign to protect youth from human trafficking

**Anita Lightfoot**  
County of San Diego  
Communications Office

San Diegans will soon see and hear a new county media campaign designed to raise public awareness about human trafficking. The educational campaign includes radio announcements, outdoor billboards, and digital media to inform children, youth and their peers on how to protect themselves from exploitation.

The new campaign was announced June 5 at a press conference by Chairwoman Nora Vargas, Supervisor Jim Desmond, and District Attorney Summer Stephan along with other county leaders.

Human trafficking occurs

when a person is forced into sex acts or labor services for profit through violence, threats and false promises. The FBI reports San Diego is one of the nation’s 13 hotspots for human trafficking.

“Trafficking of children and young people happens in all neighborhoods and victims can be any age, race, gender, or nationality,” said Chairwoman Nora Vargas. “Language barriers and fear too often keep victims silent and make trafficking a hidden crime.”

A recent study by two local universities estimates there are thousands of victims of trafficking annually here in San Diego and the average age of victims is 16 years old. Rarely is the victim kidnapped. Rather human

traffickers are far more likely to lure their young victims by developing a relationship with the youth, oftentimes via social media.

“Predators target young girls and boys, subjecting them to a life of sexual exploitation through coercion and manipulation,” said County Supervisor Jim Desmond. These victims are thrust into an abyss of despair, their dreams and aspirations shattered and replaced with unimaginable suffering.”

Law enforcement and prosecution efforts alone are not enough to stop these human rights violations. Prevention through education, especially at a young age, is the best defense against exploitation, especially in this era of social media.

“Traffickers often groom, deceive and control their victims through online platforms” said San Diego County District Attorney Summer Stephan. “Our youth need to be aware of predators posing as friends.”

The County’s media campaign will run this summer in English and Spanish from June through August.

To report suspected child abuse or neglect call the Child Abuse Hotline at 858-560-2191, 24 hours a day, seven days a week. Visit the County’s Commercial Sexual Exploitation of Children webpage and the District Attorney’s Protect San Diego Kids webpage for additional resources.

# San Diego Weekly Gas Price Update

DALLAS – Average gasoline prices in San Diego have fallen 1.4 cents per gallon in the last week, averaging \$4.76/g today, according to GasBuddy’s survey of 784 stations in San Diego. Prices in San Diego are 31.8 cents per gallon lower than a month ago and stand 8.7 cents per gallon lower than a year ago. The national average price of diesel has risen 2.4 cents in the last week and stands at \$3.76 per gallon.

According to GasBuddy price reports, the cheapest station in San Diego was priced at \$4.23/g yesterday while the most expensive was \$6.09/g, a difference of \$1.86/g. The lowest price in the state yesterday was \$3.71/g while the highest was \$8.55/g, a difference of \$4.84/g.

The national average price of gasoline has risen 0.3 cents per gallon in the last week, averaging \$3.41/g today. The national average is down 18.8 cents per gallon from a month ago and

stands 14.4 cents per gallon lower than a year ago, according to GasBuddy data compiled from more than 11 million weekly price reports covering over 150,000 gas stations across the country.

Historical gasoline prices in San Diego and the national average going back ten years:

- June 24, 2023: \$4.85/g (U.S. Average: \$3.56/g)
- June 24, 2022: \$6.28/g (U.S. Average: \$4.92/g)
- June 24, 2021: \$4.23/g (U.S. Average: \$3.08/g)
- June 24, 2020: \$3.08/g (U.S. Average: \$2.17/g)
- June 24, 2019: \$3.68/g (U.S. Average: \$2.66/g)
- June 24, 2018: \$3.68/g (U.S. Average: \$2.83/g)
- June 24, 2017: \$2.90/g (U.S. Average: \$2.26/g)
- June 24, 2016: \$2.91/g (U.S. Average: \$2.31/g)
- June 24, 2015: \$3.54/g (U.S. Average: \$2.78/g)
- June 24, 2014: \$4.09/g (U.S.

Average: \$3.68/g)

- Neighboring areas and their current gas prices:
  - Riverside- \$4.61/g, down 5.2 cents per gallon from last week’s \$4.66/g.
  - San Bernardino- \$4.63/g, up 1 cent per gallon from last week’s \$4.62/g.
  - Orange County- \$4.67/g, up 0.7 cents per gallon from last week’s \$4.66/g.
- “With summer now officially here, we’ve seen the national average price of gasoline holding most steady compared to last week, with some states seeing their traditional price cycling every couple of weeks, while others have seen prices slowly slip,” said Patrick De Haan, head of petroleum analysis at GasBuddy.

“For now, gasoline prices may see little movement ahead of July 4

as oil prices have risen above \$80. But the good news is that instead of the national average jumping to follow the rising price of oil, it’s holding steady. The bumper is that the decreases we hoped for will have to wait, thanks to oil’s climb.”

GasBuddy is the authoritative voice for gas prices and the only source for station-level data. GasBuddy’s survey updates 288 times every day from the most diverse list of sources covering nearly 150,000 stations nationwide, the most comprehensive and up-to-date in the country. GasBuddy’s averages, graphs, maps and historical pricing data covering the U.S. and Canada is available 24/7 at <http://prices.GasBuddy.com>.

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# Local artist hosts Compassionate Arts in Action retreat

**Julie Reeder**  
Publisher

The weekend of June 8 and 9, artists, activists, and musicians from up and down the state converged in Fallbrook to relax, celebrate community, and enjoy a weekend art retreat at the home of local distinguished artist and delightful host Kira Carrillo Corser. Local resident Nancy Heinz-Glaser was also present to enjoy the company and festivities.

Referring to her guests, she said, "These particular artists are part of Compassionate Arts in Action, a group I co-founded," said Corser. "We partner with different organizations all across the country on projects to help communities."

The retreat was for artists who want to make a difference in the world. Corser and her partner, Tyde Richards, hosted the retreat on their peaceful and beautiful 10-acre estate in Fallbrook. Richards is a retired computer engineer and locally teaches Tai Chi at the Regional Wellness Center. The views, flowers, local fruit and Swallowtail butterflies made it an ideal spot to relax, refuel, imagine, and create.

Corser has a colorful and accomplished career over three decades, and many of her guests are well-known leaders in their communities. Corser's work focuses on social justice, mental health, environmental issues, and community engagement through art. Her background is rich with accomplishments in photography, teaching, and collaborative art projects.

She holds a Master of Fine Arts degree from John F. Kennedy University and a Bachelor of Science in Journalism from San Diego State University. Her career began as a photojournalist, and she later worked as the Head of Still Photography for Public Broadcasting in San Diego for 10 years. Additionally, she spent eight years teaching at California State University Monterey Bay, where she developed courses on visual literacy and community arts.

Throughout her career, she has been involved in numerous high-profile exhibitions and projects. Her photography has been showcased in prestigious venues, including the Smithsonian Institution, the Museum of Photographic Arts in San Diego, the U.S. Senate and Congress buildings in Washington, D.C. and 19 states including capitol buildings. Her work often integrates elements of social and environmental advocacy, aiming to inspire change and raise awareness on critical issues.

One of Corser's notable projects that started locally is "Sea Changes ACT," promoting ocean conservation and understanding of climate change through immersive art experiences. This project collaborates with scientists and artists to create impactful visual and auditory experiences that highlight the urgent need for environmental action (<https://www.arttochangetheworld.org/kira-corser-team-support/>).

It was initially funded by a grant from the San Diego Arts Network. Another significant endeavor is "Posts for Peace and Justice," a national project that uses art to foster discussions on peace and social justice, involving intergenerational communities in creating symbolic artworks.

In addition to her environmental work, Corser has co-authored several books and produced numerous videos that explore themes such as healthcare, homelessness, and addiction. These works have received support from various organizations, including the National Endowment for the Arts and the California Wellness Foundation.

Kira Carrillo Corser continues to live and work in Fallbrook, where she remains an active figure in the arts community, contributing to both local and national conversations through her powerful and thought-provoking art, as well as serving as an ambassador to other artists for the town she calls home.

In addition to award-winning fine art pieces created by Corser on her property and in her home, she has 18 colorful 8-foot painted posts on display. She said, "These posts are another project that I co-



Artists enjoy lunch together during a weekend retreat at local artist Kira Carrillo Corser's home in Fallbrook.

Village News/Julie Reeder photos

founded called Posts for Peace and Justice. Each one of these posts is created by between five and 20 artists. They are called "Posts" instead of peace poles because they are painted on fence posts and also have corresponding "Posts" on social media."

She continued, "At the Carter Center we had 100 human rights defenders from around the world plus President Carter participate at our Posts exhibition and presentation."

During COVID-19, Corser saw serious problems with suicide, anxiety and depression of youth in her family and in communities. She organized a 6-month Mental Health Series on Zoom, led by Compassionate Arts Youth Ambassadors ages 13 to 26. Adult mentors included Dr. Temple Grandin, a world-known advocate for autism, on a panel with youth discussing the health challenges and positive side of being on the autism spectrum.

The Autism Post has attached small wooden boxes with artistic messages inside that were created during the pandemic by youth. Local autism advocate Robin Williams helped mentor the Lead Artist, high school student Madison Ross. Ross attended the Compassionate Arts in Action Retreat with her family and participated in the youth program.

Corser pointed to another Post and said, "This one was created with a panel discussion on 'Depression and Loneliness.' The Lead Artist was Fe Love, aka Felecia Lenee Williams. She passed away three years ago from an autoimmune disease. Fe Love was a performance artist and my co-founder of Compassionate Arts, so we're continuing in her honor."

"We had four different Post and Zoom Panel Discussion topics: 'Depression & Loneliness,' 'Anxiety & Worry,' 'Diversity & Inclusiveness,' and 'Autism & Health Connections.'" The panels were recorded and are on our website, [www.CompassionateArts.org](http://www.CompassionateArts.org).

Among the retreat guests was Professor Jennifer Colby who came from Monterey County. "She was a professor with me at Cal State University Monterey Bay. She also runs Luna Gallery in San Juan Bautista, an environmentally focused gallery. Colby has been running galleries for years, while working to develop professional practices with teachers in the schools. She has been a friend of mine for 40 years," said Corser.

She introduced others in the group, "Maria Kostelas has been another long-term friend of mine. She's just an amazing musician and artist. Deanne Salleh lives in Fallbrook part of the time and in Washington state part of the time. Salleh taught a workshop on How to paint on Palm Bark with inspiring Messages.

Adonia R. Bailey has her own cable program and teaches art with Heather Hillard Bonds in the schools in Pasadena. Paulina Truong works for the film industry in LA., and Sylvia Homes is an environmental performance artist and activist."

Among Corser's many projects



The artists show their masks they painted during the morning as they visited.

and organizations, one is the Wellness for Children Project which helps kids and families cope with illness and stress. Corser has been growing this work for over 20 years. She explained that the project stemmed from her experience as a cancer survivor and from working with her friend, whose 3-year-old contracted leukemia. Corser has five books that Compassionate Arts recently published as part of the project.

Corser is more thankful for her life after an ovarian cancer diagnosis and the doctor giving her a 50% chance of living 34 years ago. She had another more recent bout but has been clear for four years.

She said, "So you can beat cancer, but it does take its toll, and it also changes you. It is like everything is different after cancer. Now I'm committed to people of diversity and people who are struggling, to help them see that moments make a difference." She explained this has influenced her Compassionate Arts in Action, "I know that art can save a life, or make it worth living."



The artists and musicians enjoy lunch downtown at Village Roots after visiting the 13th Annual Artists Guild Exhibition at the Fallbrook Art Center.



Corser and mutual friend and artist Paulina show a mural of their friend, Felecia Lenee Williams' (AKA "Fe Love") with whom Corser co-founded Compassionate Arts in Action. Fe Love was a performance artist in Pasadena, and LA. Corser says her friend suffered from depression and created art to help others cope. Felecia passed away from an autoimmune disease three years ago.

## REAL ESTATE & HOME and GARDEN

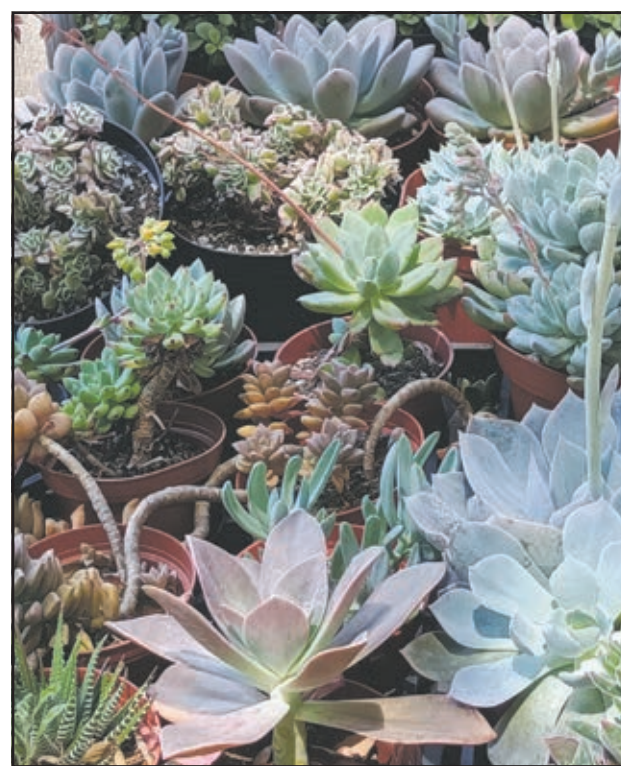
# A Blossoming Legacy: Lee Hulsey's lifelong journey with Roseland Nursery



Lee Hulsey, 90, is celebrating her 40th anniversary of Roseland Nursery. Village News/Julie Reeder photos



Roseland is known for beautiful oaks and palm trees.



Visitors can find an extensive selection of flowers, vegetables, succulents, shrubs and ornamental plants, at Roseland Nursery..

### Julie Reeder Publisher

Lee Hulsey will be 90 years old on Aug. 30 this year. She boasts of being in the nursery business for over 50 years beginning in 1970. She is a living testament to the adage that age is just a number. As sharp as a tack, she continues to inspire those around her with her entrepreneurial spirit and deep-seated love for family and community.

Lee is the proud owner of Roseland Nursery, a thriving business that is celebrating its 40th year of operation. The nursery, nestled in a picturesque part of Fallbrook, is not just a business but a cherished family legacy.

Lee's journey to Fallbrook began many years ago in Louisiana, where she and her late husband, Joe, originally hailed from. She was born during the depression as one of six children.

She marvels at her memory of how her mother raised them all, mostly by herself, as her father was away much of the time. She said they were poor, but one thing she remembers is "I was always in the nursery business. I loved planting something in the ground and seeing it grow."

Her and Joe's story was one of love, resilience, challenges, and an unyielding passion for entrepreneurship. They met at an officer's dance in 1952, and soon after, they were married.

Their early ventures included a bar and a membership club in Louisiana, before they made a significant move to Las Vegas with \$800 in their pockets!

It was in the bustling city of lights that they founded Sunset Gardens, a nursery that became a beloved fixture in the community.

Joe and Lee were married 67 years before Joe passed away on May 24, 2020 on his birthday.

They have four sons, Michael Joe, Tony Ray, Joe Jr. and Kelly Kirkland. Seven grandchildren and two great-grandchildren.

The nursery has always been a family business, Lee explains. "When God calls my number, I will pass the torch to the family."

Roseland is known for beautiful palm trees and beautiful oaks. Manager Florencio says, "If we don't have it, we will get it for you."

In 1984, while Lee was still immersed in the Vegas nurseries, her son Michael decided to embark on a new venture in Fallbrook. He founded Roseland Nursery, a

move that would eventually draw Lee and Joe to the serene beauty of Fallbrook full-time in 2000.

The nursery has since grown into a vibrant and diverse wholesale operation, open to the public in Rainbow. Visitors can find an extensive selection of flowers, vegetables, succulents, palms, tropicals, shrubs, ornamental plants, fruit trees, pottery and fountains, and shade trees, making it a go-to destination for plant enthusiasts.

Lee's pride in Roseland Nursery extends beyond its horticultural offerings. She says it's the people that make the nursery truly special. The Hulsey family has cultivated not just plants, but a community.

Employees at Roseland are considered part of the family; many having worked there for decades. Florencio, the manager, is a prime example. He is a second-generation employee, following in his father's footsteps.

The Hulseys have also provided housing for their employees, a gesture that speaks volumes about their commitment to their team. "We have provided people with jobs and housing," Lee says, adding that this is how she believes God would want her to treat those around her.

Today, while Lee enjoys a well-deserved retirement in her beautiful home overlooking 34 acres of Roseland Nurseries property, her son Michael primarily runs the business.

She is loving her life in her home which offers a stunning 360-degree view of Roseland growing land and the hills of Fallbrook, a daily reminder of the beauty and tranquility that drew her to the area.

Beyond her work in the nursery, Lee has authored several heartwarming books, including "Lee's Corner Lee-isms: Life's Golden Nuggets," "Nana Lee's

Poems to Entertain and Inspire You," and "Lee's Corner Vol. II: Lee-isms: Life's Golden Nuggets."

And she's not stopping there; she's currently working on another book and a cookbook, continuing to share her wisdom and creativity with not only her family, but the world. All her books are available on Amazon.

Lee Hulsey's life is a rich tapestry of family, community, and a love for the land. As she celebrates 40 years of Roseland Nursery, she looks back with pride and forward with hope, knowing that her legacy will continue to bloom for generations to come.



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Michael Hulsey, founding owner of Roseland Nursery, poses with his mother, Lee, at her home. Village News/Courtesy photo

# TAC recommends speed limits on Little Gopher Canyon Road and Old River Road

**Joe Naiman**  
Village News Reporter

Currently neither Little Gopher Canyon Road between Gopher Canyon Road and Old River Road nor Old River Road between state Route 76 and Dentro de Lomas have posted speed limits. If the recommendations of the county's Traffic Advisory Committee Friday, June 7, are ratified by the San Diego County Board of Supervisors, the 1.50-mile segment of Little Gopher Canyon Road will have a 30 mph speed limit and the 1.66-mile portion of Old River Road will have a 45 mph speed limit.

The vote to recommend the Little Gopher Canyon Road 30 mph speed limit and to certify that speed limit for radar enforcement was unanimous. Due to a client owning property along the road Justin Schaepli, who is the TAC public member from the Second Supervisorial District, recused himself from the Old River Road 45 mph speed limit and radar certification vote, but no TAC member opposed that recommendation.

The county board of supervisors is scheduled to have a first reading and introduction of the ordinances for the speed limits and radar certification Oct. 9, and the second reading and adoption is scheduled for Oct. 23. If the second reading and adoption is approved that day the speed limits will become enforceable Nov. 22, although the county's Department of Public Works may erect signage earlier.

For a speed limit to be enforceable by radar, a speed survey must show that the speed limit is within an adjacent 5 mph increment to the

85th percentile speed. The speed limit may be rounded either up or down from the 85th percentile speed. The speed limit may also be rounded down an additional 5 mph if findings are made that the road has conditions which would not be apparent to a motorist unfamiliar with the road. If speed surveys are taken at more than one location along a reviewed segment a "speed zone" for the entirety of the speed surveys can be used.

Formal speed limits are generally not posted on roads with traffic volumes under 2,000 vehicles per day, although by state law the maximum speed limit for a two-lane road is 55 mph. Traffic volumes only count motor vehicle traffic and not pedestrian, bicycle or equestrian traffic. The TAC noted equestrian activity in the findings to lower the Old River Road speed limit by an additional 5 mph while also making findings of uncommon intersection angles.

A member of the public can request a regulatory change as can a community planning or sponsor group, the county sheriff's department, California Highway Patrol or DPW. Concerns about equestrian safety led to a November 2023 request to the TAC to consider speed limits on Little Gopher Canyon Road and Old River Road.

Little Gopher Canyon Road is a two-lane undivided highway measuring in width from 18 to 34 feet. The roadway is striped with a double yellow centerline which prohibits passing. Although there is no posted speed limit on Little Gopher Canyon Road it has multiple speed turn advisories, equestrian advisory signs, winding road advisory and road narrows

advisory signs.

Little Gopher Canyon Road is not classified in the mobility element of the county's general plan.

Old River Road is classified as a Light Collector in the general plan's mobility element and is a two-lane undivided highway between 24 and 28 feet wide. The striping includes a no passing centerline and white edgeline. The posted signs include multiple turn speed advisories, turn warnings, equestrian advisories, intersection advisories and seven-ton truck restrictions.

Two traffic surveys were taken along Little Gopher Canyon Road April 10. The survey 1,460 feet east of Old River Road had 1,252 vehicles consisting of 733 westbound and 519 eastbound ones. The 1,236 drivers 230 feet east of La Primavera Drive included 727 westbound and 509 eastbound motorists.

During the 60-month period from Jan. 1, 2019, to Dec. 31, 2023, Little Gopher Canyon Road between Gopher Canyon Road and Old River Road had four reported collisions. Two of those collisions involved an injury and one of those was considered a severe injury. The segment accident rate of 1.18 collisions per million vehicle miles exceeds the statewide average is 1.09 collisions per million vehicle miles for similar flat rural conventional two-lane roads with speed limits of 55 mph or less.

The two traffic surveys along Old River Road were also taken April 10. The survey point 300 feet south of Monrchet Street had 2,227 southbound and 1,148 northbound drivers which totaled 3,375. The 3,198 vehicles 1,100

feet north of Little Gopher Canyon Road involved 2,073 southbound and 1,125 northbound trips.

Between Feb. 1, 2019, and Jan. 31, 2024, Old River Road from Highway 76 to Dentro de Lomas had 15 reported collisions, including six with at least one injury and two with severe injuries, for an accident rate of 1.51 collisions per million vehicle miles. The statewide average for similar suburban conventional two-lane roads with speed limits between 45 mph and 55 mph is 1.24 collisions per million vehicle miles.

Vista Palomar Riders member David Dollahon noted that equestrians must cross Old River Road to access the parking lot.

"This is a dangerous situation," he said. "You need a lower speed limit, 45 mph at least, through the intersection."

Speed surveys on Little Gopher Canyon Road were taken 230 feet east of La Primavera Drive May 14, between 10:26 a.m. and 12:26 p.m., and 1,460 feet east of Old River Road May 15, from 11:07 a.m. to 1:07 p.m. The 81 drivers 230 feet east of La Primavera Drive had an 85th percentile speed of 36.4 mph with 75% of those within a 10 mph pace of 30-39 mph. One driver was traveling at 47 mph and the next-fastest motorist crossed the survey point at 41 mph. Two vehicles at 23 mph were the slowest.

The most common speed was 33 mph with 16 drivers while eight drivers apiece were traveling at 32 mph and 31 mph. The 85th percentile for the 68 drivers 1,460 feet east of Old River Road was 32.4 mph with 87% in a 25-34 mph pace. The fastest motorist was driving at 37 mph, the slowest speed was 20 mph, and the most

common speeds were 30 mph with 16 vehicles and 33 mph with 11 drivers. The speed zone for the combined segments was 34.4 mph with 81% of drivers within a 28-37 mph pace.

Both Old River Road speed surveys were taken April 10. The one 1,100 feet north of Gopher Canyon Road was taken from 11:30 a.m. to 1:30 p.m. and measured 159 vehicles with an 85th percentile speed of 50.5 mph and a 10 mph pace of 39-48 mph which included 60% of the drivers. A vehicle at 58 mph was the fastest and a driver traveling at 29 mph was the slowest. The most common speeds were 46 mph with 16 vehicles, 48 mph with 12 motorists and 45 mph and 47 mph with 10 drivers apiece.

The speed survey 300 feet south of Monrchet Street was taken between 1:40 p.m. and 3:40 p.m. and counted 171 vehicles whose 85th percentile speed was 52.3 mph with 64% within a 45-54 mph pace. The fastest motorist drove at 63 mph and the slowest vehicle was measured at 31 mph. The most common speeds were 49 mph with 17 drivers, 48 mph with 16 motorists and 50 mph with 14 vehicles. The 85th percentile for the speed zone involving the two Old River Road survey points was 51.4 mph and 62% of the drivers were within a 42-51 mph pace.

If a road design or other non-regulatory solution is recommended, county board of supervisors approval is needed only for a construction contract exceeding the amount DPW can spend without a county board of supervisors' action.

"The conversation can continue on operational improvements," TAC secretary Kenton Jones said.

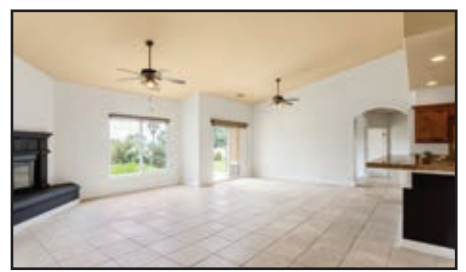


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# County library first in California to be certified sustainable

**Shauni Lyles**  
County of San Diego  
Communications Office

With 33 branches and more than 300 library staff, San Diego County Library has become the first in California to be designated a “Certified Sustainable Library” through the Sustainable Libraries Initiative’s award-winning Sustainable Library Certification Program.

This program demonstrates the county’s commitment to environmentally friendly practices by providing the public with resources that will help communities transition to a green, carbon-free economy.

“We are incredibly proud to receive the Sustainable Library Certification, a clear reflection of our dedication to environmental stewardship. This achievement would not have been possible without the unwavering support of San Diego County and its Board of Supervisors, as well as the collaborative efforts of various County departments,” said Migell Acosta, director of San Diego County Library.

The county works across the enterprise to support and enhance sustainable goals to address climate change. Several of the library buildings operate on net-zero energy or solar powered panels and six of its branches are LEED certified.

The library has also adopted several other eco-friendly methods to work toward a greener environment that include

planting more trees, adding bottle filling stations for water and purchasing four new all-electric outreach vehicles.

## Sustainable Libraries Initiative

Eleven county branch libraries also offer starter seeds through the county’s Seeds and Sustainability program to promote community gardening and access to home-grown food!

To meet the needs of the county’s diverse population, the library provides training for employees from diverse backgrounds and encourages them to get involved with the community and share their ideas.

“We also recognize our dedicated staff, whose hard work and commitment have been instrumental in reaching this milestone. Together, we are creating a more sustainable future for our community,” Acosta added.

The library focuses on bringing together San Diego’s diverse community through a variety of programs and services that are accessible to all. With programs celebrating international holidays, citizenship classes for immigrants and voter registration events to help keep people informed.

The library prioritizes social equity by providing access to more than 200,000 electronic books, magazines, newspapers and audiobooks. And the Libby app also allows readers to read their material in any one of



Several of the library buildings operate on net-zero energy or solar powered panels and six of its branches are LEED certified.

Village News/Courtesy photo

15 languages.

Last year, the library won the Little Free Library Outstanding Achievement award. There are 53 library-sponsored Little Free Libraries constructed all around San Diego County where people in need can freely borrow or leave books for others to read. The library is hoping to expand to 100 Little Free Libraries by the end of 2025.

If you’re one of those who didn’t get to finish high school,

you can also earn your diploma online through the County Library! Library High School offers adults the opportunity to earn an accredited high school diploma for free. The library has awarded over 150 diplomas to students to help build their careers.

As a steward for public health, the county has designated all library staff as disaster workers. The libraries are used as alternative sites for emergency

services when other departments need help. County libraries are also listed as Cool Zone sites for people to go to if they need respite from extra-high temperatures.

Looking toward the future, the library plans to transition more branches with greener materials and environmentally friendly practices. For more information about the County Library, go to <https://www.sdcl.org/>.

# California kicks off State Parks Week as new State Park opens in Central Valley

SACRAMENTO – As California’s newest State Park, Dos Rios, officially opened to the public June 12, Governor Gavin Newsom issued a proclamation declaring June 12-16 as California State Parks Week. Located in the San Joaquin Valley outside of Modesto, Dos Rios is the first new State Park since 2014.

“Our state parks are a point of pride and inspiration for Californians and visitors from around the world. Today, we celebrate the opening of Dos Rios – our first new State Park in a decade – which creates new outdoor recreation opportunities for Central Valley communities, provides habitat for threatened and endangered wildlife, and advances the state’s innovative efforts to

combat the climate crisis using nature-based solutions,” Newsom said.

“The Central Valley – the beating heart of our state’s agriculture sector – is now home to California’s first new State Park in nearly a decade. Dos Rios is an example of the work we’re doing to heal our environment through land restoration and protection of the endangered species who call it home while bringing to the local community the undeniable benefits of time spent in nature,” said Siebel Newsom.

The opening of Dos Rios coincided with the third annual State Parks Week, which celebrates the state park system’s 280 destinations and highlights the importance of outdoor access



to the health and well-being of our communities.

The park is one of several projects that support California’s new nature-based solutions targets, which strategically harness the equivalent of more than half of the state’s land to fight the climate crisis.

The approximately 1,600-acre Dos Rios property is the

largest public-private floodplain restoration project in California to restore habitat for threatened and endangered wildlife at the Tuolumne and San Joaquin rivers. This is one of several projects across the state that will help California achieve its historic nature-based solutions targets announced earlier this year.

More information on visiting

Dos Rios can be found at [https://www.parks.ca.gov/?page\\_id=31363](https://www.parks.ca.gov/?page_id=31363).

A complete list of State Parks Week events and how to participate is available at <https://CAStateParksWeek.org>.

Images from Dos Rios, the newest State Park

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# Local Andy Vanderlaan steps down from LAFCO after 28 years

**Joe Naiman**  
Village News Reporter

Andy Vanderlaan, a Bonsall resident, resigned from San Diego County's Local Agency Formation Commission (LAFCO) on Jan. 19 after serving since 1996. "It has been one of the best experiences of my career," Vanderlaan remarked about his tenure as the public member.

LAFCO handles jurisdictional changes like consolidations and annexations. Its board includes two county supervisors, city council representatives, members from special district boards, and one public member, with alternates who can vote in their absence.

LAFCO executive officer Keene Simonds praised Vanderlaan, saying, "We're really going to miss him."

Vanderlaan's career began in West Covina with the Covina Fire Department, followed by 9 1/2 years at the Huntington Beach Fire Department. He moved to Fallbrook in 1976, became the fire chief, and retired from the North County Fire Protection District in 1995.

His experience with LAFCO during his tenure as fire chief led him to apply for the public member position in 1996. He was reappointed multiple times, serving until his recent resignation. Vanderlaan highlighted LAFCO's cooperative, non-partisan

environment and praised its executive officers, Mike Ott and Keene Simonds.

Vanderlaan served as LAFCO's chair several times, notably during the creation and reorganization of the San Diego County Regional Fire Authority. He played a crucial role in the consolidation of fire protection services, resulting in the establishment of the San Diego County Fire Protection District in 2020.

Significant fire district reorganizations and water district consolidations also occurred during Vanderlaan's tenure. He was instrumental in resolving critical issues, including annexations related to development or infrastructure failures.

Vanderlaan served on the CALAFCO board and was recognized statewide. He co-chaired the Task Force on Fire Protection Funding, which later became independent and addressed broader fire service funding needs.

Simonds and county supervisors praised Vanderlaan's contributions. Vanderlaan decided to resign to allow new ideas and skills to come forward. Harry Mathis, the alternate public member, will temporarily fill the vacancy.

Vanderlaan and his wife Miriam plan to remain in Bonsall, enjoying time with their grandchildren and great-grandchildren and possibly traveling.

# Another puppy is looking for a family



Kane is a 9 month old terrier mix who weighs about 25 lbs. He loves to play with other dogs his size and is very friendly, adventurous and eager to learn. A family who enjoys fun activities, walking and hiking would be the perfect fit for Kane. He is neutered, vaccinated and microchipped. To meet this sweet, beautiful pup, email [info@fallbrookanimalsanctuary.org](mailto:info@fallbrookanimalsanctuary.org).

# The difference between a traditional sale and a short sale



fallen behind on her mortgage payments, and her house is now worth less than what she owes to the bank. She's considering selling the house.

Mark is on the lookout for a new home in the same neighborhood. He comes across Pam's house and falls in love with it. They agree on a price, and Mark makes an offer through his real estate agent.

Pam accepts Mark's offer, and they proceed with the sale. The transaction goes smoothly, the bank receives the full amount owed, and Pam walks away with some money in her pocket.

**Scenario #2: Short sale**  
Pam has fallen behind her mortgage payments and has decided to sell her home. Her house is now worth less than what she owes to the bank. Mark is interested in buying her home.

Pam's bank needs to approve the sale because the offered price is less than what she owes on the mortgage. It takes some time for the bank to review and approve the offer, and there's a chance they may negotiate for a higher price or impose certain conditions. Eventually, if the bank agrees, the sale can proceed, but it's a more complex process compared to a traditional sale.

In both cases, Mark gets his dream home, but the process and outcomes for Pam are quite different depending on whether it's a traditional sale or a short sale.

If you need help with buying or selling a home the traditional or short sale way, you're in luck - our agents are expert negotiators for both, with the help from out folks at Short Sale Expeditor. Give our office a call so we can help.

This article first appeared on Broadpoint Properties' website, <https://servingsandiegocounty.com>.

Submitted by Elisabeth Hartig Lentulo, broker associate, who can be reached at 760-532-1057, [elisabeth@ehlentulo.com](mailto:elisabeth@ehlentulo.com) or <http://www.ehjentulo.com>. CalBRE #01904564

**FALLBROOK** - Ever encountered the terms "traditional sale" and "short sale" but are confused as to what they mean and how these things differ from each other? Whether you're on the buying or selling side of real estate, these concepts are helpful for you to understand.

A traditional sale is pretty straightforward. It's when a homeowner sells their property for an amount that covers the outstanding mortgage and any other fees or expenses. Everything goes smoothly, the buyer gets the house, and the seller walks away with some cash in their pocket.

Now, a short sale is a bit trickier. It happens when a homeowner owes more on their mortgage than the current market value of the property. So, instead of making a profit from the sale, the seller is asking the bank to accept less money than what they owe. It can take a bit longer and involves a lot of negotiations with the bank, but it can be a way for homeowners to avoid foreclosure and get out from under a hefty mortgage.

Let's illustrate the difference with a couple of scenarios. Meet Pam (seller) and Mark (buyer).

**Scenario #1: Traditional sale**  
Pam owns a lovely home in San Diego but finds herself in a tough spot financially. She's

# Filing period to open for property tax assessment appeals

**Tracy DeFore**  
County of San Diego  
Communications Office

San Diego County residents and businesses who disagree with their property tax assessments for the 2024-2025 Fiscal Year may file an application to appeal their value between July 2 and Dec. 2.

The Clerk of the County Assessment Appeals Board, Andrew Potter, announced the filing period June 20.

Applications and information

booklets are available on the county's website at <https://www.sandiegocounty.gov/cob/aab/index.html>.

Residents may also pick them up and speak with Clerk of the Board staff at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101-2471.

To file an application, taxpayers must know their parcel or tax bill number, property address and state their opinion of the property's market value on the application.

The Clerk of the Board of Supervisors Office must receive applications no later than 5 p.m. on Dec. 2 or postmarked by midnight of Dec. 2.

Mail applications and forms to: Clerk of the Board of Supervisors, Assessment Appeals, 1600 Pacific Highway, Room 402, San Diego, CA 92101-2471.

For additional information and helpful tips, watch this video online at <https://youtu.be/wJwKIFzNZE>.



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# BUSINESS

## Site managers needed for in-person voting locations



Vote center assignments range from four to 11 days managing operations and assisting voters, in addition to one day to set up the vote center and one day to pack up after Election Day.

Village News/Courtesy photo



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The Registrar of Voters is seeking temporary site managers to operate in-person voting locations for the November presidential general election. Site managers earn \$20 per hour. Site managers will be required to lead poll workers while representing the Registrar of Voters in a professional, nonpartisan manner. The Registrar is seeking people who are team players, exhibit strong leadership skills and display flexibility, patience, and

the highest level of integrity at all times. Previous management and/or poll worker experience desired.

Site managers must attend two days of paid poll worker training and one additional day of paid site manager training to learn procedures, tasks and responsibilities.

Vote center assignments range from four to 11 days managing operations and assisting voters, in addition to one day to set up the vote center and one day to pack up after Election Day.

Site managers must be available to work from 7:30 a.m. to 5:30 p.m. on assigned

workdays as well as weekends during in-person voting. On Election Day, Nov. 5, site managers will work extended hours.

English speakers who are bilingual in Spanish, Filipino, Vietnamese, Chinese, Arabic, Japanese, Korean, Laotian, Persian, or Somali are also needed. If you are fluent in one of these languages, be sure to indicate it on your application.

Site manager applications are available at [sdvote.com](http://sdvote.com). For more information, call 858-565-5800 or email [pollworker@sdcounty.ca.gov](mailto:pollworker@sdcounty.ca.gov).



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## BUSINESS DIRECTORY

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# FBI highlights growing number of reported elder fraud cases

WASHINGTON – In honor of World Elder Abuse Awareness Day on June 15, the FBI wants to remind friends, family, and loved ones of older Americans to know the signs of elder fraud. While elder abuse can be perpetuated in any number of ways, the FBI has seen a double-digit increase in financial fraud involving older adults, prompting efforts from the bureau to bring public awareness to this type of crime.

According to the FBI's latest Internet Crime Complaint Center (IC3) data, there have already been \$1.6 billion in losses from January to May of 2024, up nearly \$300 million from the same time period last year. In 2023, a total of \$3.4 billion losses were reported, and elder fraud complaints increased by 14% from the year prior.

"Empowering our seniors and their friends and family with education surrounding elder fraud schemes is critical to protecting them and their hard-earned money," said Assistant Director Michael Nordwall of the FBI's Criminal Investigative Division. "Unfortunately, elder fraud remains one of the most devastating violations we work with in the FBI. The effects of these elaborate schemes go far beyond just financial losses. It robs an already vulnerable population of their sense of security. We all need to work together to make sure our seniors, their caregivers, families and friends know the signs to look for that a criminal is after your money."

Criminal actors frequently target older adults, who they perceive to be more vulnerable and trusting. Criminal actors may also assume older adults have considerable financial savings, own real estate, have good credit, and are less likely to report fraud, especially if they feel ashamed following the fraud victimization or are unfamiliar with reporting channels such as IC3.gov.

Among the most common elder fraud schemes reported to ic3.gov in 2023 were tech support scams, confidence and romance scams, investment scams, and government impersonation scams. From 2021 to 2023, elder adult victim and dollar losses to investment scams have sharply increased;

victimization and losses increased 209% and 419%, respectively, more than any other kind of fraud, largely because of the rising use of cryptocurrency.

While fraud can happen to anyone, small steps can be taken to protect yourself and your information:

Search online for the contact information (name, phone number, email, addresses) of any unknown source which reaches out to you, as well as the proposed offer. Verify the legitimacy of businesses on websites such as Better Business Bureau. Other people have likely posted information online about businesses and individuals attempting to run scams.

Resist the pressure to act quickly. Scammers create a sense of urgency to lure victims into immediate action, typically by instilling trust and inducing empathy or fear, or the promise of monetary gains, companionship, or employment opportunities.

Be cautious of unsolicited phone calls, mailings, and door-to-door service offers.

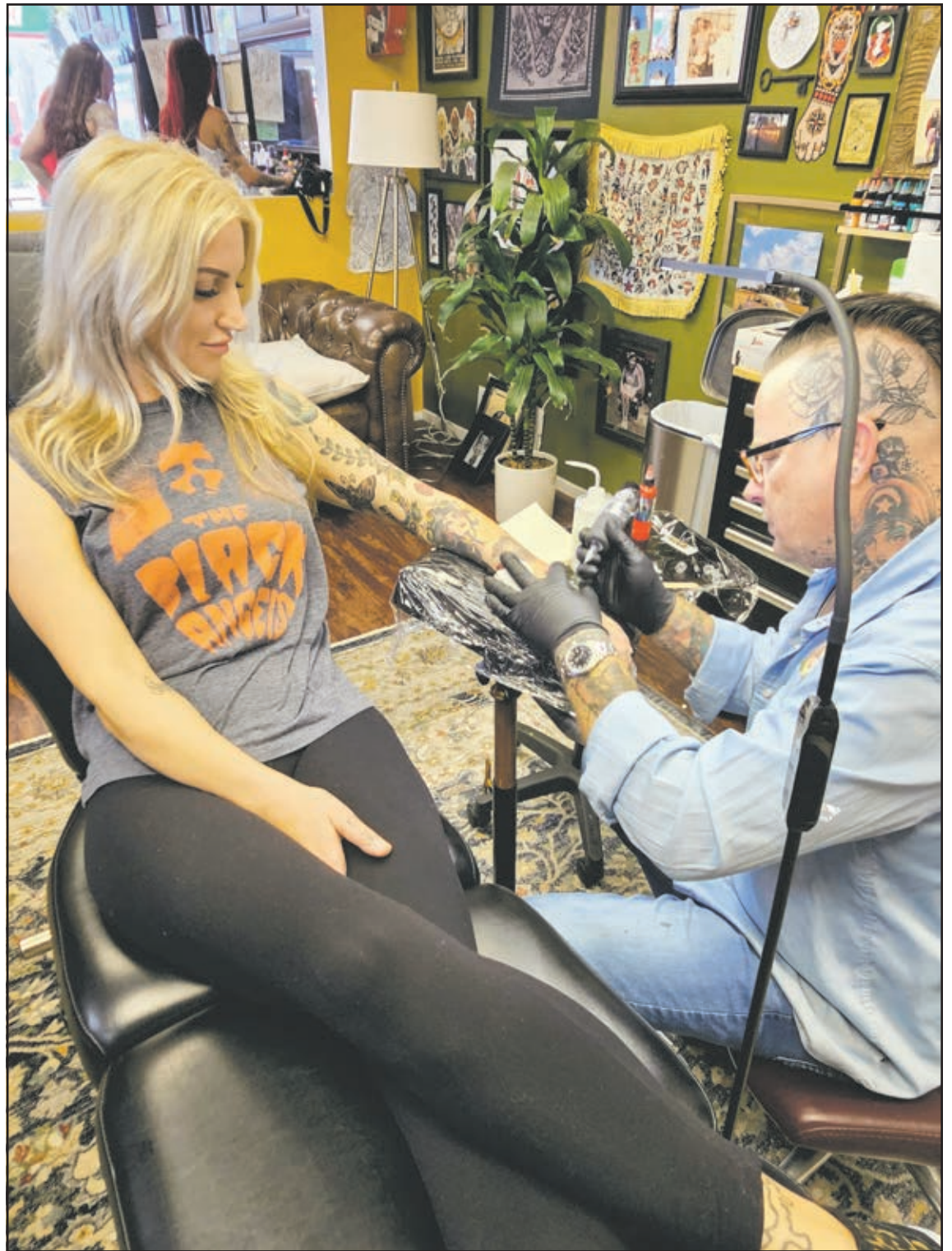
Never give or send to unverified people or businesses any personally-identifiable information, money, checks, gift cards, or wire information.

Take precautionary measures to protect your identity should a criminal gain access to your device or account. Immediately contact your financial institutions to place protections on your accounts and monitor for suspicious activity.

Combating elder fraud continues to be a priority for the Department of Justice, which operates the Elder Justice Initiative. The Elder Justice Initiative supports and coordinates the DOJ's enforcement and programmatic efforts to combat elder abuse, neglect, and financial fraud and scams that target our nation's seniors.

If you believe you or someone you know may have been a victim of elder fraud, contact your local FBI office or submit a complaint on <https://www.ic3.gov/>. You should document the name of the scammer/company and methods of contact, dates of contact, methods of payment, where funds may have been sent, and a thorough description of the interactions.

# Worker of the Week works with friends



Little C is an entrepreneur and the owner of Little C's Tattoo Parlor located at 203 East Alvarado St. since 2009. "C" was born in South Oceanside and moved to Fallbrook in 2008 and after years of tattooing in and around Oceanside. Opened in 2009, the business has been thriving ever since. The shop is full of close friends who are all talented tattoo artists who can perform many styles of tattooing. "C" said you will see car shows, music events, and art shows throughout the year at Little C's as a way to give back and be part of the community. Little C's is open five days a week. Come on in and meet the family. In this photo, one of his repeated customers, Kimmi Driussi, is getting a Mandela flower tattooed on her hand.

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# Rotarians help contestants prepare for Miss/Teen Fallbrook Scholarship Pageant



A Meet 'n Greet for contestants and Fallbrook Village Rotarians is held at Erica Williams' house where contestants ask for Rotarians' support.

Village News/Courtesy photo



Contestants and Rotarians get to know each other while playing outdoor games. A Rotarian watches as contestants, from left, Laylah Higinio, Hannah Ary and Isabella Kalapala play an ax tossing game.

The Fallbrook Village Rotary Club invites everyone to the Miss/Teen Fallbrook Pageant on July 13 at 6 p.m. in the Bob Burton Performing Arts Center to see who will be crowned. For tickets, contact [georarch@icloud.com](mailto:georarch@icloud.com), or purchase tickets in advance from a contestant or a Fallbrook Village Rotary member.



Seen playing the ball toss game are, from left, Rebecca Pugh, Jacqueline Albino, Hadley Myers and Valeria Castaneda.



Playing Jenga with Rotarian George Archibald are, from left, Lila Tapia, Brianna Lucchesi, Lizzy Lopez and Brianna Hernandez.



During the Interview Skills Workshop, Rotarian Ron reviews a resume during a mock interview.



[left] Preparing the contestants for interviews, HR Manager Christiana Marie, a former Miss Fallbrook, provides information about meeting with a potential employer. Rotarians held mock interviews helping the contestants prepare for the future.

**Miss Fallbrook & Miss Teen Fallbrook  
Scholarship Pageant**  
July 13 at 6pm  
Bob Burton Theater, Fallbrook, CA

# EDUCATION

## Summer camps are in full effect at community center



The children attending the Fallbrook Community Center's summer camp program on June 17 pose with the Sheriff's Bomb/Arson Unit and Crime Prevention Specialist after a presentation on the first day of camp. Village News/Courtesy photos

FALLBROOK – Detective Jeff Holder from the Sheriff's Bomb/Arson Unit and Crime Prevention Specialist did a presentation for the Fallbrook Community Center's summer camp program on June 17.

The children were able to learn, not only about the various careers at the Sheriff's Department, but a little about what the bomb arson deputies do. Lots of questions about "Buttons" the robot were

asked, and camp goers received an official Junior Deputy Sheriff badge after.

Submitted by the San Diego Sheriff's Fallbrook substation.



Campers listen to a presentation on "Buttons" the robot from Detective Jeff Holder.



Detective Jeff Holder helps a student trying on a bomb suit.



A young boy poses for a photo in the child-size protective bomb suit.



Sheriff's Bomb/Arson Unit Detective Jeff Holder and Crime Prevention Specialist Heather Mitchell are seen in front of the bomb/arson unit truck.



Summer campers get a close up look at bomb unit equipment.

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# Fallbrook STEM Academy families enjoy Lunch on the Lawn

FALLBROOK – Fallbrook STEM Academy recently hosted Lunch on the Lawn with the aim of nurturing a sense of community and togetherness. Parents, students and staff congregated on the school’s front lawn, which was transformed into a bustling center of joy and connection.

The focal point of the gathering was the opportunity for families to spend quality time together, enjoying shared meals and each other’s company.

Parents brought homemade lunches, pizza and Happy Meals, ready to share a meal with their students. Blankets and chairs were scattered across the lawn, providing cozy spots for families to gather and enjoy the festivities side by side.

Seth Trench, director of communication for Fallbrook Union Elementary School District, expressed his admiration for the turnout.

“It’s truly amazing to witness such a turnout of FUESD families,” Trench said. “It speaks volumes about the incredible job Live Oak Teachers and staff have done in fostering a thriving school culture.”

A standout feature of the event was meals provided by Child Nutrition Services. Cheeseburgers and fresh salads, crafted from locally sourced ingredients, underscored the district’s commitment to providing nutritious meals to its students.



Blankets and chairs are scattered across the lawn at Fallbrook STEM Academy, providing cozy spots for families to gather and enjoy the festivities.

Village News/FUESD photo

As the day drew to a close, attendees reflected on the cherished moments shared and the connections forged. “Lunch on the Lawn” served as a poignant reminder of the power of community and the significance of coming together as one big family. Submitted by Fallbrook Union Elementary School District.

# BUSD approves agreement for instructional assistants

Joe Naiman  
Village News Reporter

A community college student pays resident tuition if he or she is a resident of that community college district or an adjacent community college district. The Grossmont-Cuyamaca Community College District borders the Palomar Community College District, so Bonsall Unified School District residents attending Grossmont College or Cuyamaca College would pay resident tuition.

An agreement was needed for a foundation to pay Grossmont College and Cuyamaca College students to be instructional assistants at BUSD schools, but that was approved during the May 15 BUSD board meeting.

The board’s 3-0 vote, with Michael Gaddis and Pascal Lapoirie absent, approved the memorandum of understanding with the Foundation for Grossmont and Cuyamaca Colleges.

Grossmont College or Cuyamaca College students will staff up to 26 available positions at the five BUSD schools. The agreement is for an 11-month period beginning Aug. 1 and ending June 30, 2025.

“We have the opportunity to bring trained experts into our classrooms,” said BUSD superintendent Joseph Clevenger.

The state has a Regional K-16 Education Collaboratives Grant Program, and the Foundation for Grossmont and Cuyamaca Colleges received a grant from that program to implement the Undergraduate Student Work Experience Program which provides paid work experience to undergraduate college students who are interested in pursuing a career in K-12 education.

“We not only continue to bring higher education into our classrooms, but we’re also bringing in highly qualified, highly motivated support for our teachers and for our students,” Clevenger

said.

Any BUSD students who themselves desire a career in education will have another benefit from the interaction with the community college instructional assistants. “It gives our students an opportunity to see where they can be in a few short years if they work hard,” Clevenger said.

The Foundation for Grossmont and Cuyamaca Colleges has entered into an agreement with Manpower Temporary Services, which will be the employer of record for the Undergraduate Student Work Experience Program students.

The school district’s responsibilities include ensuring that participants complete the required BUSD paperwork, monitoring and certifying the participants’ time at the school site and the fulfillment of their job description duties, and day-to-day control and supervision of the instructional assistants.

The school district has indicated the availability of 10 collaborative instructional aide positions at Bonsall Elementary School, four at Bonsall West Elementary School, and two at Vivian Banks Charter School. The middle school and high school positions are called collaborative tutors, and six of those will be available at Sullivan Middle School with four such opportunities at Bonsall High School.

The collaborative instructional aides will tutor individuals or small groups of children, reinforce instruction to individuals or small groups of students in coordination with the teacher, answer student questions and assist students with workbooks and drills and lead groups in learning activities.

The aides will also assist teachers with the preparation and presentation of learning materials, collect papers and supplies, explain words and meanings during student reading activity, administer and

score tests, monitor and supervise student conduct in the classroom and on the playground, confer with the teacher regarding student progress and problems, and assist with maintaining student records as required.

The collaborative tutors will provide academic support including classroom and homework assistance, explain concepts in a manner students can understand, observe and evaluate students’ work to determine progress and to make suggestions for improvement.

The tutors will also adapt teaching methods and instructional materials to students’ optimal learning techniques, provide positive feedback and reinforcement to students, conduct assessments with students, measure and report student progress, supervise and monitor students, and communicate with parents as needed.

## OBITUARIES



Larry Kent Hale, 85, of Fallbrook, California, passed away on June 11, 2024, at his home.

He is survived by his life partner, Caroll Hiatt of Murrieta, California; son Mike (Jojo) of Scottsdale, Arizona; son Matthew (Kevin) of Amsterdam; grandson Liam of Scottsdale and three siblings, Vickie, Karla and Bub.

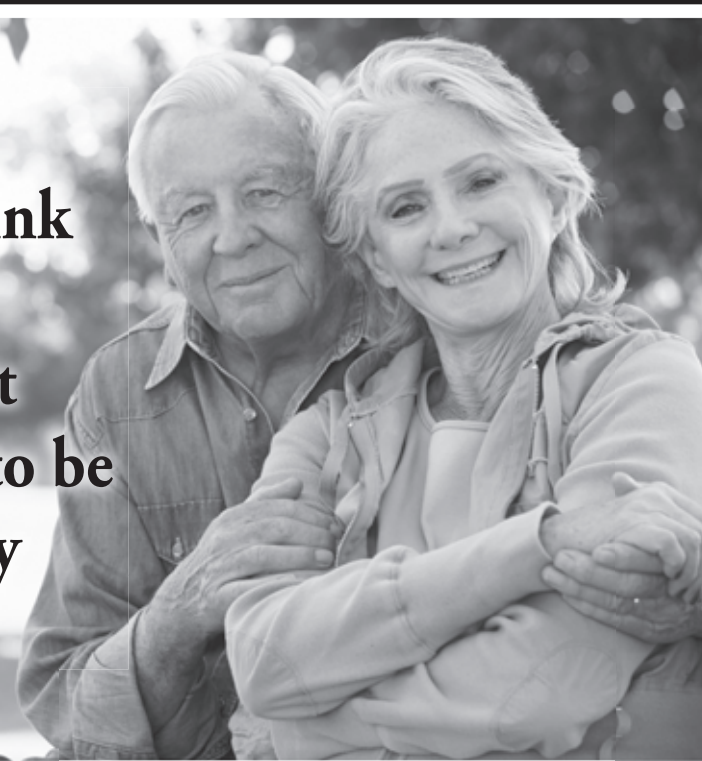
He was preceded in death by his wives Colleen and Faye, and son Mark.

Larry was born in Cass, Indiana, in 1938, grew up in Cass and graduated from Union High School in Dugger, Indiana, in 1956. He was awarded a football scholarship to Butler College in Indiana. He later moved to San Diego to enlist in the Marines during which time he was stationed in California and Hawaii.

From 1966, he lived and raised a family in and around Fallbrook, where he built a career as a well-respected cabinet maker. For a number of years in the 1970s, he coached Pop Warner football in Fallbrook.

Larry was known by all who knew him for his kind, generous and cheerful nature and will be dearly missed by friends and family.

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# LEGALS

APN: 241-290-18-00 TS No.: 22-04908CA TSG Order No.: 240005929-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 17, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 23, 2006 as Document No.: 2006-0365080 of Official Records in the office of the Recorder of San Diego County, California, executed by: Gus J. Arges, a married man sole and separate property and Dimitri Arges, a married man as his sole and separate property as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, 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). 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, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: July 8, 2024 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 File No.:22-04908CA The street address and other common designation, if any, of the real property described above is purported to be: 3277 Skyline View Glen, Escondido, CA 92027. 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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$712,911.07 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, (800) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-04908CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 22-04908CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.:22-04908CA 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. For Trustee Sale Information Log On To: www.xome.com or Call: (800) 758-8052. Dated: May 30, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 File No.:22-04908CA LEGAL DESCRIPTION EXHIBIT A PARCEL 1: LOT 18, (THE "LOT") OF ESCONDIDO TRACT NO. 833 RANCHO VISTAMONTE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 14851, RECORDED ON AUGUST 3, 2004 AS FILE NO. 2004-073351 ("MAP"), IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER. EXCEPTING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, TO THE EXTENT NOT ALREADY EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD: A. ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, TO ALL GEOTHERMAL HEAT AND TO ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING (COLLECTIVELY, "SUBSURFACE RESOURCES"); AND B. THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND TO PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE LOT, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE LOT, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LOT, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE LOT, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LOT. ALSO EXCEPTING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, TO THE EXTENT NOT ALREADY EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD, ANY AND ALL WATER RIGHTS, IF ANY, WITHIN AND UNDERLYING THE LOT. RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE MAP, AND AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR RANCHO VISTAMONTE (THE "DECLARATION"), RECORDED ON MARCH 18, 2005, AS INSTRUMENT NO. 2005-0222206, IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("OFFICIAL RECORDS") FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, THE RIGHT TO ENTER THE LOT (I) TO COMPLY WITH REQUIREMENTS FOR THE RECORDATION OF SUBDIVISION MAPS OR LOT LINE ADJUSTMENTS IN THE PROPERTIES OR THE ANNEXABLE TERRITORY, AS THOSE TERMS ARE DEFINED IN THE DECLARATION, (II) FOR REPAIR OF IMPROVEMENTS IN ACCORDANCE WITH THE PROVISIONS OF THE "RIGHT TO REPAIR LAW" AT File No.:22-04908CA CALIFORNIA CIVIL CODE SECTIONS 895 THROUGH 945.5, (III) TO ACCOMMODATE GRADING OR CONSTRUCTION ACTIVITIES, AND (IV) TO COMPLY WITH REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. GRANTOR SHALL PROVIDE REASONABLE NOTICE TO GRANTEE BEFORE SUCH ENTRY. THE TERM OF THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE ON THE DATE THAT IS TWELVE (12) YEARS FOLLOWING THE DATE ON WHICH THIS GRANT DEED IS RECORDED IN OFFICIAL RECORDS. FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF RANCHO VISTAMONTE GARDEN SOCIETY, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, NONEXCLUSIVE EASEMENTS FOR MAINTENANCE OF THE SOCIETY MAINTENANCE AREAS DESCRIBED AND DEPICTED IN THE DECLARATION, TOGETHER WITH NONEXCLUSIVE EASEMENTS OVER THE PROPERTY ON WHICH THE SOCIETY MAINTENANCE AREAS ARE LOCATED FOR ACCESS REASONABLY NECESSARY IN CONNECTION THEREWITH. PARCEL 2: NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS DESCRIBED AND RESERVED IN THE DECLARATION AND AS MAY BE SHOWN ON THE MAP. PARCEL 3: AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND, 40.00 FEET WIDE, FOR ROAD PURPOSES, LYING IN SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT ENGINEER'S STATION B. C. 268+24.78 ON THE CENTER LINE OF CALIFORNIA STATE HIGHWAY 78, AS SAID STATION IS SHOWN ON MAP OF RELOCATION OF ROUTE 15, DIVISION 1-2, SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE CENTER LINE OF SAID STATE HIGHWAY 78, NORTH 82° 08' 32" WEST (RECORD NORTH 82° 06' 00" WEST), 690.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTER LINE, NORTH 7 DEGREES 51' 28" EAST, 18.09 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 26' 37", AN ARC DISTANCE OF 259.27 FEET; THENCE TANGENT TO SAID CURVE, NORTH 50 DEGREES 18' 05" EAST, 282.75 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 23 DEGREES 17' 45", AN ARC DISTANCE OF 142.31 FEET; THENCE TANGENT TO SAID CURVE, NORTH 73 DEGREES 35' 50" EAST, 48.22 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 37 DEGREES 48' 00", AN ARC DISTANCE OF 197.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 35 DEGREES 47' 50" EAST, 103.80 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 18 DEGREES 54' 00", AN ARC DISTANCE OF 98.96 FEET; THENCE TANGENT TO SAID CURVE, NORTH 54 DEGREES 41' 50" EAST, 336.95 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 18 DEGREES 52' 30", AN ARC DISTANCE OF 131.77 FEET; THENCE TANGENT TO SAID CURVE, NORTH 35 DEGREES 49' 20" EAST, 70.16 FEET TO THE BEGINNING OF A TANGENT 600 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 5 DEGREES 13' 30", AN ARC DISTANCE OF 54.72 FEET; THENCE TANGENT TO SAID CURVE, NORTH 41 DEGREES 02' 50" EAST, 108.99 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 32 DEGREES 38' 05", AN ARC DISTANCE OF 113.92 FEET; THENCE TANGENT TO SAID CURVE, NORTH 8 DEGREES 24' 45" EAST, 28.45 FEET TO THE BEGINNING OF A TANGENT 150 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 41 DEGREES 18' 25", AN ARC DISTANCE OF 108.14 FEET; THENCE TANGENT TO SAID CURVE, NORTH 49 DEGREES 43' 10" EAST, 62.98 FEET TO THE BEGINNING OF A TANGENT 150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 26 DEGREES 23' 10", AN ARC DISTANCE OF 69.08 FEET; THENCE TANGENT TO SAID CURVE, NORTH 23 DEGREES 20' 00" EAST, 40.38 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 20 DEGREES 09' 10", AN ARC DISTANCE OF 70.35 FEET; THENCE TANGENT TO SAID CURVE, NORTH 3 DEGREES 10' 50" EAST, 42.39 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 6 DEGREES 59' 20", AN ARC DISTANCE OF 24.40 FEET; THENCE TANGENT TO SAID CURVE NORTH 10 DEGREES 10' 10" EAST, 116.03 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 52 DEGREES 21' 20", AN ARC DISTANCE OF 182.76 FEET; THENCE TANGENT TO SAID CURVE NORTH 62 DEGREES 31' 30" EAST, 67.89 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 22 DEGREES 19' 50", AN ARC DISTANCE OF 116.92 FEET; THENCE TANGENT TO SAID CURVE, NORTH 40 DEGREES 11' 40" EAST, 292.25 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 38 DEGREES 06' 40", AN ARC DISTANCE OF 266.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 78 DEGREES 18' 20" EAST, 196.26 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 1 DEGREES 30' 50", AN ARC DISTANCE OF 31.71 FEET; THENCE TANGENT TO SAID CURVE NORTH 76 DEGREES 47' 30" EAST, 98.14 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 8 DEGREES 19' 30", AN ARC DISTANCE OF 174.36 FEET; THENCE TANGENT TO SAID CURVE NORTH 68 DEGREES 28' 00" EAST, 59.57 FEET TO THE BEGINNING OF A TANGENT 100 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 54 DEGREES 55' 40", AN ARC DISTANCE OF 95.87 FEET; THENCE TANGENT TO SAID CURVE, NORTH 13 DEGREES 32' 20" EAST, 145.83 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 34 DEGREES 32' 47", AN ARC DISTANCE OF 120.59 FEET; THENCE TANGENT TO SAID CURVE, NORTH 21 DEGREES 00' 27" WEST, 636.06 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEARS 790.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER. EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID STATE HIGHWAY 78. PARCEL 4: File No.:22-04908CA AN EASEMENT FOR ROAD PURPOSES 40.00 FEET WIDE AS SAID ROAD IS PRESENTLY EXISTING OVER THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; ALL IN TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 7, 1900. PARCEL 5: AN EXCLUSIVE AND IRREVOCABLE EASEMENT FOR PLANTING, INSTALLING, DESIGNING, DEVELOPING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING LANDSCAPING, A DETENTION BASIN, DRAINAGE FACILITIES, WATER QUALITY AND FILTRATION FACILITIES, INCLUDING ANY UTILITIES, IMPROVEMENTS OR STRUCTURES INCIDENTAL LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; SAID POINT ALSO ON THE WESTERLY BOUNDARY OF PARCEL 1 OF PARCEL MAP NO. 3247 RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 12, 1974; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 NORTH 00° 22' 21" WEST 435.27 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO THE BEGINNING OF A NON-TANGENT 70.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 32° 10' 03" WEST; THENCE LEAVING SAID BOUNDARY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 20' 53" A DISTANCE OF 105.49 FEET; THENCE SOUTH 35° 49' 10" WEST 50.10 FEET TO THE BEGINNING OF A TANGENT 90.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 16' 37" A DISTANCE OF 30.28 FEET TO THE BEGINNING OF A COMPOUND 619.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 00" A DISTANCE OF 113.44 FEET; THENCE SOUTH 65° 35' 47" WEST 96.98 FEET TO THE BEGINNING OF A NON-TANGENT 40.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 11.35 FEET TO THE BEGINNING OF A REVERSING 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 17.03 FEET; THENCE SOUTH 65° 35' 47" WEST 0.86 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 15' 24" A DISTANCE OF 29.06 FEET TO THE BEGINNING OF A REVERSING 652.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 56' 55" A DISTANCE OF 113.21 FEET; THENCE NORTH 62° 16' 41" EAST 508.99 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 1; THENCE SOUTHERLY ALONG SAID BOUNDARY SOUTH 00° 22' 21" EAST 151.53 FEET TO THE TRUE POINT OF BEGINNING. File No.:22-04908CA PARCEL 6: AN EXCLUSIVE AND IRREVOCABLE EASEMENT FOR THE DEVELOPMENT AND CONSTRUCTION OF STREET "A" AND ANY OTHER ACTIVITIES THAT ARE REASONABLY NECESSARY OR APPROPRIATE TO ACCOMPLISH SAID CONSTRUCTION, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; SAID POINT ALSO ON THE WESTERLY BOUNDARY OF PARCEL 1 OF PARCEL MAP NO. 3247 RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 12, 1974; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 NORTH 00° 22' 21" WEST 422.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID BOUNDARY NORTH 45° 41' 01" WEST 15.96 FEET TO THE BEGINNING OF A NON-TANGENT 650.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE FROM SAID POINT BEARS NORTH 48° 36' 56" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 12' 43" A DISTANCE OF 274.68 FEET; THENCE SOUTH 65° 35' 47" WEST 141.62 FEET TO THE BEGINNING OF A NON-TANGENT 652.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 63° 29' 42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 38' 31" A DISTANCE OF 52.82 FEET TO A POINT OF CUSP; SAID POINT ALSO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE FROM SAID POINT BEARS NORTH 58° 51' 11" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 15' 24" A DISTANCE OF 29.06 FEET; THENCE NORTH 65° 35' 47" EAST 0.86 FEET TO THE BEGINNING OF A TANGENT 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 17.03 FEET; TO THE BEGINNING OF A REVERSING 40.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 11.35 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 65° 35' 47" EAST 96.98 FEET TO THE BEGINNING OF A TANGENT 619.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 00" A DISTANCE OF 113.44 FEET TO THE BEGINNING OF A COMPOUND 90.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 16' 37" A DISTANCE OF 30.28 FEET; THENCE NORTH 35° 49' 10" EAST 50.10 FEET TO THE BEGINNING OF A TANGENT 70.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 20' 53" A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 1; THENCE SOUTH 00° 22' 21" EAST 13.27 FEET TO THE TRUE POINT OF BEGINNING. APN: 241-290-18-00 NPP0461135 To: VILLAGE NEWS INC 06/13/2024, 06/20/2024, 06/27/2024

# LEGALS

**NOTICE OF TRUSTEE'S SALE** TS No. **CA-24-972984-NJ** Order No.: **240007642-CA-VOO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/4/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **RICHARD LEA, A SINGLE MAN** Recorded: **10/6/2016** as Instrument No. **2016-0536492** of Official Records in the office of the Recorder of **SAN DIEGO** County, California; Date of Sale: **7/12/2024 at 9:00 AM** Place of Sale: **At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020** Amount of unpaid balance and other charges: **\$392,823.02** The purported property address is: **1615 ARROW WOOD LANE, VISTA, CA 92084** Assessor's Parcel No.: **177-021-30-00** **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 **800-280-2832** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-972984-NJ**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-972984-NJ** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-24-972984-NJ IDSPub #0202785 6/13/2024 6/20/2024 6/27/2024**

Loan No.: X22-2743 / El Paso One, LLC TS no. 2024-10996 APN: 265-270-84-00 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/1/2022, 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. NOTICE IS HEREBY GIVEN, that on 7/3/2024, at 10:00 AM of said day, At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, Beneficial TD Services, LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by El Paso One, LLC, a Delaware limited liability company recorded on 6/6/2022 in Book n/a of Official Records of SAN DIEGO County, at page n/a, Recorder's Instrument No. 2022-0237729, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 3/4/2024 as Recorder's Instrument No. 2024-0053575, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Parcel "A" of Boundary Adjustment No. B/C 96-0111, as evidenced by document recorded 1/16/1997 as Instrument No. 97-20742, more particularly described as: Those portions of Parcels 1 and 2, Parcel Map No. 12526, filed 1/20/1983 as File/Page No. 83-021056. Please refer to said Deed of Trust for complete legal description. The street address or other common designation of the real property hereinabove described is purported to be: 18531 Aliso Canyon Road, Rancho Santa Fe, CA 92091. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$8,526,074.89. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: **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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-10996. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-10996 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: June 6, 2024 Beneficial TD Services, LLC, a California Limited Liability Company By: Ashwood TD Services LLC, a California Limited Liability Company, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0461566 To: VILLAGE NEWS INC 06/13/2024, 06/20/2024, 06/27/2024

# SHERIFF'S LOG

NOTE: While these reports have been taken straight from the Sheriff's Office, individuals are innocent until proven guilty. These addresses reveal the block number, not an exact location.

<b>June 17</b>	
1200 blk Alturas Rd.	Arrest - Domestic violence - Spousal/cohabitant abuse with minor injury
S. Main Ave. / Ash St.	Arrest - Possession on controlled substance paraphernalia
Pala Rd. / Old Hwy 395	Arrest - Traffic stop - Possession of controlled substance and paraphernalia
<b>June 18</b>	
5500 blk Mission Rd.	Arrest - Suspicious vehicle - Possess controlled substance
S. Pico Ave. / Ash St.	Suspicious vehicle - Misc. incidents
2100 blk S. Stage Coach Ln.	Burglary - Residential
300 blk Elbrook Dr.	Arrest - Traffic stop- Possess narcotic controlled substance and driving without a valid driver's license
4900 blk Lake Park Ct.	Petty theft from vehicle and personate to get money/property over \$400
<b>June 19</b>	
1400 blk S. Mission Rd.	Sex crimes against a child - Misc. incidents
1100 blk S. Mission Rd.	Arrest - Petty theft and disorderly conduct: alcohol
600 blk Alturas Rd.	5150 - Mental health evaluation - 72 hr observation
1100 blk S. Mission Rd.	Petty theft
<b>June 20</b>	
1100 blk S. Mission Rd.	Petty theft - Shoplift and vandalism
800 blk S. Main Ave.	Citizens arrest - Disorderly conduct: alcohol, obstruct/resist peace officer/emergency medical technician
3000 blk Rainbow Glen Rd.	Take vehicle without owner's consent/vehicle theft
<b>June 21</b>	
700 blk Highland Park	Medical Examiners case - Death
1000 blk Hillcrest View Ln.	Fraud - Misc. reports
Dulin Rd. / Lake Circle Ct.	Found property
2700 blk Gird Rd.	Simple battery
1100 blk S. Mission Rd.	Shoplift
800 blk Old Stage Rd.	Family disturbance - Misc. incidents
<b>June 22</b>	
300 blk E. Ivy St.	5150 - Mental health evaluation - 72 hr observation
800 blk Old Stage Rd.	Child conceal/detain court order violation
600 blk Robby Way	Medical Examiners case - Death
300 blk E. Ivy St.	Found narcotic/narcotic seizure
<b>June 23</b>	
31000 blk Old River Rd.	Person down - Other agency vehicle theft/recovery
1100 blk Alturas Rd.	Arrest - Disturbance/argument - Contempt of court: violate protective order
3600 blk Alta Vista Dr.	Domestic violence incident
600 blk Inverlochry Dr.	Elder/Dependent adult abuse - Misc. incidents
3400 blk S. Old Hwy 395	Simple battery
200 blk Calle Linda	Arrest - Domestic violence - Spousal/cohabitant abuse with minor injury
3900 blk Reche Rd.	Welfare check - Child abuse incident
300 blk Lemonwood Dr.	Death
2000 blk S. Old Hwy 395	Missing adult
400 blk N. Main Ave.	5150 - Mental health evaluation - 72 hr observation
<b>June 24</b>	
800 blk Iowa St.	Arrest - Simple battery

T.S. No.: 9543-3755 TSG Order No.: 230592837-CA-VOO A.P.N.: 157-442-28-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/09/2009. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 06/26/2009 as Document No.: 2009-0352195, of Official Records in the office of the Recorder of San Diego County, California, executed by: LINDA JO ROWE, AS TRUSTEE UNDER THE LINDA JO ROWE REVOCABLE TRUST DATED NOVEMBER 3, 2003, FOR THE BENEFIT OF LINDA JO ROWE, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 07/12/2024 at 9:00 AM Sale Location: Entrance of the East County Regional Center East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 The street address and other common designation, if any, of the real property described above is purported to be: 5639 PONY COURT, OCEANSIDE, CA 92057-4812 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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$269,470.64 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **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 1-800-280-2832 or visit this internet website, [www.auction.com](http://www.auction.com), using the file number assigned to this case T.S.# 9543-3755. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1-800-280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case T.S.# 9543-3755 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: 1-800-280-2832. NBS Default Services, LLC, Renee Wallace, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0461318 To: VILLAGE NEWS INC 06/13/2024, 06/20/2024, 06/27/2024

### NOTICE OF LIEN SALE

NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTIONS 21701-21715 OF THE BUSINESS AND PROFESSIONAL CODE SECTION 2328 OF THE COMMERCIAL CODE SECTION 535 OF THE PENAL CODE TAYLOR SELF STORAGE 1200 EAST TAYLOR ST. VISTA CA 92084 WILL SELL BY COMPETITIVE BIDDING ON JULY 17TH, 2024 AT 12:30 PM AUCTION TO BE HELD AT THE ABOVE ADDRESS, PROPERTY TO BE SOLD AS FOLLOWS: MISC GOODS, PERSONAL ITEMS, FURNITURE AND CLOTHING.

CRAIG POTHIER	REGINALD RAGSDALE
JULIE LANKFORD	LISA LEBLANC
ERNEST ROUSH	JUSTIN STULTS
PAUL OWENS	ROBERTO SOTO JR.
MARK MARTINEZ	ANITA BURRIS
PATRICIA COOPER	TAMMY GRIN-SEIDER
KEVIN MARTINEZ	

Published June 27, July 4, 2024

# LEGALS

The deadline for Legal notices is Monday, noon. Email to [legals@reedermedia.com](mailto:legals@reedermedia.com).

## Change of Name

### ORDER TO SHOW CAUSE OF CHANGE OF NAME

Case Number: 37-2024-00023883-CU-PT-NC  
TO ALL INTERESTED PERSONS

Petitioner:  
**CRAIG THOMAS VARGAS**  
Present Name:  
**CRAIG THOMAS VARGAS**  
Proposed Name:  
**CRAIG ISAIAH MESA**

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

Date: JUL 05 2024 Time: 8:30 a.m. Dept: 25  
The address of the court is 325 South Melrose Dr, Vista, CA 92081 North County

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Village News

#### NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE.

The court will review the documents filed as of the date specified on the Order to show cause for change of Name (JC Form #NC-120).

If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC Form #NC-100) will be granted without a hearing. One copy of the Order Granting the Petition will be mailed to the petitioner.

To change a name on a legal document, including a birth certificate, social security card, driver license, passport, and other identification, a certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be required. Contact the agency(ies) who issue the legal document that needs to be changed, to determine if a certified copy is required. A certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be obtained from the Civil Business Office for a fee. Petitioners who are seeking a change of name under the Safe at Home program may contact the assigned department for information on obtaining certified copies.

If all requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.

If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

**A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified date. The court will notify the parties by mail of a future remote hearing date.**

Date: May 23, 2024. Signed: Brad A. Weinreb, Judge of the Supreme Court.

LEGAL: 6518

PUBLISHED: June 6, 13, 20, 27, 2024

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 37-2024-00003442-CU-PT-CTL  
TO ALL INTERESTED PERSONS

Petitioner:  
**MARISSA ADRIANA DE IRASEMA**  
Present Name:  
**MARISSA ADRIANA DE IRASEMA**  
Proposed Name:  
**MARISSA ADRIANA IRASEMA**

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

Date: 6/27/2024 Time: 8:30 a.m. Dept: 61  
The address of the court is 330 West Broadway, San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Village News

#### NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE.

The court will review the documents filed as of the date specified on the Order to Show Cause for Change of Name (JC Form #NC-120).

If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC Form #NC-100) will be granted without a hearing. One copy of the Order Granting the Petition will be mailed to the petitioner.

To change a name on a legal document, including a birth certificate, social security card, driver license, passport, and other identification, a certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be required. Contact the agency(ies) who issue the legal document that needs to be changed, to determine if a certified copy is required. A certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be obtained from the Civil Business Office for a fee. Petitioners who are seeking a change of name under the Safe at Home program may contact the assigned department for information on obtaining certified copies.

If all requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.

If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

**A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified date. The court will notify the parties by mail of a future remote hearing date.**

Date: May 15, 2024 Signed: Rebecca F. Zipp, Judge of the Superior Court.

LEGAL: 6523

PUBLISHED: June 13, 20, 27, July 4, 2024

## Change of Name

### ORDER TO SHOW CAUSE OF CHANGE OF NAME

Case Number: 37-2024-00023007-CU-PT-CTL  
TO ALL INTERESTED PERSONS

Petitioner:  
**LEVITA ANTOINETTE WALKER AKA LAVITA ANTOINETTE WALKER**  
Present Name:  
**LEVITA ANTOINETTE WALKER AKA LAVITA ANTOINETTE WALKER**  
Proposed Name:  
**LEVITA ANTOINETTE KING**

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

Date: 7-2-24 Time: 8:30 a.m. Dept: C-61  
The address of the court is 330 West Broadway, San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Village News

#### NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE.

The court will review the documents filed as of the date specified on the Order to show cause for change of Name (JC Form #NC-120).

If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC Form #NC-100) will be granted without a hearing. One copy of the Order Granting the Petition will be mailed to the petitioner.

To change a name on a legal document, including a birth certificate, social security card, driver license, passport, and other identification, a certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be required. Contact the agency(ies) who issue the legal document that needs to be changed, to determine if a certified copy is required. A certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be obtained from the Civil Business Office for a fee. Petitioners who are seeking a change of name under the Safe at Home program may contact the assigned department for information on obtaining certified copies.

If all requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.

If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

**A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified date. The court will notify the parties by mail of a future remote hearing date.**

Date: May 20, 2024 Signed: Maureen F. Hallahan, Judge of the Supreme Court.

LEGAL: 6519

PUBLISHED: June 6, 13, 20, 27, 2024

### AMENDED ORDER TO SHOW CAUSE OF CHANGE OF NAME

Case Number: 37-2024-00027408-CU-PT-NC  
TO ALL INTERESTED PERSONS

Petitioner:  
**JONATHON BARRY TINKER**  
Present Name:  
**JONATHON BARRY TINKER**  
Proposed Name:  
**JONATHON SCOTCH SERRANO**

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

Date: Jul 26 2024 Time: 8:30 a.m. Dept: 25  
The address of the court is 325 South Melrose Dr, Vista, CA 92081 North County

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Village News

#### NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE.

The court will review the documents filed as of the date specified on the Order to show cause for change of Name (JC Form #NC-120).

If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Petition for Change of Name (JC Form #NC-100) will be granted without a hearing. One copy of the Order Granting the Petition will be mailed to the petitioner.

To change a name on a legal document, including a birth certificate, social security card, driver license, passport, and other identification, a certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be required. Contact the agency(ies) who issue the legal document that needs to be changed, to determine if a certified copy is required. A certified copy of Decree Changing Name (JC Form #NC-130) or Decree Changing Name and Order Recognizing Change of Gender and for Issuance of New Birth Certificate (JC Form #NC-230) may be obtained from the Civil Business Office for a fee. Petitioners who are seeking a change of name under the Safe at Home program may contact the assigned department for information on obtaining certified copies.

If all requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.

If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

**A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified date. The court will notify the parties by mail of a future remote hearing date.**

Date: Jun 13, 2024 Signed: Brad A. Weinreb, Judge of the Supreme Court.

LEGAL: 6534

PUBLISHED: June 20, 27, July 4, 11, 2024

## Fictitious Business Name

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9012225  
Name of Business  
**NURSE MAUHILI'S BACKDROPS PROPS & MORE LLC**

5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92003  
Mailing address: 5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92003  
County: San Diego

This business is registered by the following: Nurse Mauhili's Backdrops Props and More LLC, 5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92530  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CA  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 11, 2024  
LEGAL: 6526  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9012226  
Name of Business  
**MANIX MAINTENANCE LLC**

5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92003  
Mailing address: 5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92003  
County: San Diego

This business is registered by the following: Manix Maintenance LLC, 5256 S. Mission Rd, Suite 703 #5002, Bonsall, CA 92003  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CA  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 11, 2024  
LEGAL: 6527  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011018  
Name of Business  
**a. OCEANSIDE SENIOR ANGLERS FOUNDATION**

**b. OSAFUNDATION**  
**c. OSAF**

1286 Discovery St #121, San Marcos, CA, 92078  
Mailing address: P.O. Box 2502, Oceanside, CA 92051  
County: San Diego

This business is registered by the following: a. James Bradley Mauritz, 603 E Gassaway, Lott, TX 76656  
b. Oceanside Senior Anglers Foundation, P.O. Box 2502, Oceanside, CA 92051  
This business is conducted by an Unincorporated Association-Other than a Partnership  
Registrant first began to transact business under the fictitious name listed above as of 12/06/2018  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON May 23, 2024  
LEGAL: 6528  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011933  
Name of Business  
**BOULT BRAND WORLD WIDE LLC**

444 G St #30, San Diego, CA 92101  
Mailing address: Same as above.  
County: San Diego

This business is registered by the following: Ryan Morgan Harris, 444 G St #30, San Diego, CA 92101  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of 6/6/24  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 06, 2024  
LEGAL: 6529  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9010266  
Name of Business  
**a. ARIANNA QUINN**

**b. COUNTRY STAR PUBLISHING**

7918 El Cajon Blvd Ste N, La Mesa, CA 91942  
Mailing address: 7918 El Cajon Blvd Ste N PMB 413, La Mesa, CA 91942  
County: San Diego

This business is registered by the following: Sara Beatriz Boquin, 7918 El Cajon Blvd Ste N PMB 413, La Mesa, CA 91942  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON May 13, 2024  
LEGAL: 6530  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011614  
Name of Business  
**INTROSPEC**

948 Knoll Park Lane, Fallbrook, CA 92028  
Mailing address: 1119 S. Mission Road #339, Fallbrook, CA 92028  
County: San Diego

This business is registered by the following: Introspec, 1119 S. Mission Road #339, Fallbrook, CA 92028  
This business is conducted by a Corporation  
This Corporation is registered in the state of California  
Registrant first began to transact business under the fictitious name listed above as of 05/01/2022  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 03, 2024  
LEGAL: 6531  
PUBLISHED: June 20, 27, July 4, 11, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011615  
Name of Business  
**INTROSPEC BUILDING SERVICES**

948 Knoll Park Lane, Fallbrook, CA 92028  
Mailing address: 1119 S. Mission Road #339, Fallbrook, CA 92028  
County: San Diego

This business is registered by the following: Introspec, 1119 S. Mission Road #339, Fallbrook, CA 92028  
This business is conducted by a Corporation  
This Corporation is registered in the state of California  
Registrant first began to transact business under the fictitious name listed above as of 05/01/2022  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 03, 2024  
LEGAL: 6532  
PUBLISHED: June 20, 27, July 4, 11, 2024

## Fictitious Business Name

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011403  
Name of Business  
**NINE CUBES**

901 Eucalyptus Ave, Vista, CA 92084  
Mailing address: 901 Eucalyptus Ave, Vista, CA 92084  
County: San Diego

This business is registered by the following: David Matthew Utter, 901 Eucalyptus Ave, Vista, CA 92084  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of 05/01/2024  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON May 30, 2024  
LEGAL: 6520  
PUBLISHED: June 13, 20, 27, July 4, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011924  
Name of Business  
**MUNSON LANDSCAPE**

3440 Sunset Drive, Fallbrook, CA 92028  
Mailing address: 3440 Sunset Drive, Fallbrook, CA 92028  
County: San Diego

This business is registered by the following: Oscar Levi Munson, 3440 Sunset Drive, Fallbrook, CA 92028  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 06, 2024  
LEGAL: 6521  
PUBLISHED: June 13, 20, 27, July 4, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9012187  
Name of Business  
**ROSY GIFTS**

5213 Triple Crown Dr, Bonsall, CA 92003  
Mailing address: P.O. Box 500075, San Diego, CA 92150  
County: San Diego

This business is registered by the following: Cynthia G Rosenthal, P.O. Box 500075, San Diego, CA 92150  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 10, 2024  
LEGAL: 6522  
PUBLISHED: June 13, 20, 27, July 4, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9012087  
Name of Business  
**BONSALL PEST CONTROL**

344 Tom McGuinness Cir, Fallbrook, CA 92028  
Mailing address: 344 Tom McGuinness Cir, Fallbrook, CA 92028  
County: San Diego

This business is registered by the following: Sompoj Ponguin, 344 Tom McGuinness Cir, Fallbrook, CA 92028  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 07, 2024  
LEGAL: 6524  
PUBLISHED: June 13, 20, 27, July 4, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011664  
Name of Business  
**GOSPEL OF RHYTHM PUBLISHING**

310 S. Twin Oaks Valley Road Ste 107-171, San Marcos, CA 92078  
Mailing address: 310 S. Twin Oaks Valley Road Ste 107-171, San Marcos, CA 92078  
County: San Diego

This business is registered by the following: Michael Taylor Hahn, 310 S. Twin Oaks Valley Road Ste 107-171, San Marcos, CA 92078  
This business is conducted by an Individual  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 03, 2024  
LEGAL: 6517  
PUBLISHED: June 6, 2, 20, 27, 2024

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9012575  
Name of Business  
**WS PRODUCTIONS**

327 Valley Heights Dr, Oceanside, CA 92057  
Mailing address: 327 Valley Heights Dr, Oceanside, CA 92057  
County: San Diego

This business is registered by the following: Wade Steelman Photography, 327 Valley Heights Dr, Oceanside, CA 92057  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CA  
Registrant first began to transact business under the fictitious name listed above as of 6/7/2024  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 14, 2024  
LEGAL: 6533  
PUBLISHED: June 20, 27, July 4, 11, 2024

## Abandonment Fict Biz Name

### STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File Number: 2024-9012086  
Fictitious Business Name(s) To Be Abandoned:  
Name of Business  
**BONSALL PEST CONTROL**

2111 South Stage Coach Ln, Fallbrook, CA 92028  
Mailing address: 2111 South Stage Coach Ln, Fallbrook, CA 92028  
County: San Diego

The fictitious business name referred to above was filed in San Diego County on 4/19/2024 and assigned File No. 2024-9008563  
The fictitious business name is being abandoned by:  
Patricia Dawn Kirkpatrick, 2111 South Stage Coach Ln, Fallbrook, CA 92028  
This business is conducted by an Individual  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jun 07, 2024  
LEGAL: 6525  
PUBLISHED: June 13, 20, 27, July 4, 2024

### Notice of Destruction of Records

Attention Special Education Students: The Special Education Department of the Bonsall Unified School District intends to destroy all the special education student records in its possession for students who graduated or otherwise dis-enrolled from the District on or before June, 30th 2021. Records will be destroyed November 1st. Therefore, if anyone would like to have a copy of your records, please contact our office at 760-631-5200 Ext.1017 Chelsey Steeves  
Published June 20, 27, July 4, 11, 18, 2024

## Fictitious Business Name

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2024-9011753  
Name of Business  
**THE COUNTRY TRADER, LLC**

27818 Valley Center Road, Valley Center, CA 92082  
Mailing address: P.O. Box 2523, Valley Center, CA 92082  
County: San Diego

This business is registered by the following: The Country Trader LLC Wyoming Close LLC, P.O. Box 2523, Valley Center



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DRE# 00800277



**ABBY ELSTON**  
DRE# 01113234



**CARRIE FULLER**  
DRE# 02104579



**DON BENNETTS**  
DRE# 01450115



**CYNDI HAUFF**  
DRE# 01274144



**CHERYL PIZZO**  
DRE# 00815495



**TOM VAN WIE**  
DRE# 01412145



**DONNA SHANAHAN**  
DRE# 01193680



**VICKI ROBERTSON**  
DRE# 01172404



**LEA ROBERG**  
DRE# 02218953



**ERICA WILLIAMS**  
DRE# 02037408



**GERI SIDES**  
DRE# 00414751



**KATIE MULLIN**  
DRE# 02126350



**HEIDI DICKENS**  
DRE# 01268111



**LORENE JOHNSON**  
DRE# 00612840



**JUDY & PATRICK BRESNAHAN**  
DRE# 00949710, DRE# 00582591



**HARLEE ROBINSON**  
DRE#02063238



**SCOTT LEWIS**  
DRE#02211960



**JERRY & LINDA GORDON**  
DRE# 01140954, DRE# 01035328



**JEAN E. ESOP**  
DRE# 01003649



**JANE FELTON**  
DRE# 01942026



129 Emilia Lane, Fallbrook **\$1,650,000**



1793 Woodbrook Lane, Fallbrook **\$659,500**



20 Via Casitas, Fallbrook **\$740,000**



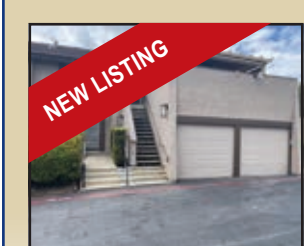
0000 McDonald, Fallbrook **\$1,350,000**



158 Lakeridge, Fallbrook **\$1,299,500**



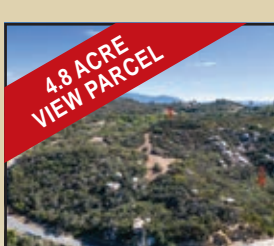
190 Mission Oaks Rd, Fallbrook **\$1,055,000**



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2BD, 2BA condo with 1 car garage. New interior & exterior paint move in ready. Generous sized rooms with interior laundry area. Light and bright interior. Back yard area ideal for outdoor cooking and more. Great Location close to downtown/shopping and more. Do not miss this opportunity.  
**Offered at \$469,000**



**Price Reduction \$25,000 Seller Says Sell It Now!!**  
Do not miss this Amazing 4.1 Acre view parcel with multiple options for home construction. Corners are marked and water lateral are at the property. Parcel will require grading for driveway access. Seller has preliminary drawings for a driveway option which can be reconfigured by buyers to accommodate their specific vision.  
**Offered at \$325,000**



**View Parcel to Build Your Dream Home On**  
Great 4.8 Acre parcel with amazing views including the Ocean and incredible Sunsets. Private and peaceful, Corners were recently marked, Septic layout on file for 3 bedroom structure (Will require updating). Fire hydrant on site. Plenty of room to spread out and take advantage of the varied terrain.  
**Offered at \$249,000**



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