

# Hometown Real Estate

No one knows Valley Center better than your favorite Hometown Realtor!

"WE KNOW VALLEY CENTER!"  
VC Realtors

☆ Call your local agent for open house list. Next Open House special is May 20. Don't miss out! ☆

## KRUEGER REALTY

**NORTH OFFICE • 28732 Valley Center Rd  
760-749-0999**  
**SOUTH OFFICE • 27251 Valley Center Rd  
760-751-2999**  
ValleyCenterHomes.com



### MEDITERRANEAN RETREAT

Exquisite views, architecture and craftsmanship. 3673 SF, 3 BD, 3 BA, office w/ detached 3-car garage. Marble tile entry, 2 fireplaces w/ custom surrounds, parquet wood floors, custom woodwork, crown moulding. Stately concrete balustrade defines rear patio, offering breathtaking views of the Palomar Mountain range. Circular driveway and gated entrance to 2.5 acre estate. **\$625,000**

\*\*\*\***REduced**\*\*\*\*



### AFFORDABLE COUNTRY HOME

Traditional Sale! Palomar Mountain views. 4 BR, 2 BA, 1876 SF. Fresh paint int and ext, some new carpet, all new vinyl windows and sliders. Roof and fascia one year old. Two outbuildings. Suitable for horses. Fenced rear yard. 3.6 acs. **\$334,000**



### SHOW HOME!

Quiet, serene and peaceful. 4BR + optional 5th BR, 3BA, 2,636 ESF and 2.8 acres. Extensively updated in 2006. Gourmet kitchen w/ granite counters, KitchenAid appliances, moveable island. Saltillo tile. Cozy rock fireplace and open beam ceilings. This is a STANDARD SALE! **\$469,000**



### REMODELED COOL VALLEY RANCH GEM

Serene, gated neighborhood near schools. 2-story, 4156 SF, 4 BD, 4-1/2 BA. Totally remodeled kitchen w/ granite counters, Sub-Zero fridge, Thermadore dbl oven, huge walk-in pantry and more. Repainted interior. New light fixtures. Huge living room. Formal DR, bay windows. 2 fenced acres, gorgeous landscaping. Ocean views from entry on clear day! **\$599,000-\$659,000**



### NEAR I-15

Majestic boulders guard the entrance to this 3 BD, 3 BA, 2155 SF custom home on 4.2 acres. 275 avocado trees. Open floor plan, fireplace, huge family room. Sweeping mountain views. **\$469,000**



### LUXURY & VIEWS

3,123 sf, 3 BD, 3 BA all on 2 acre parcel. Marble tile flrs, baths. Granite counters & walk-in pantry in kitchen. Formal study. 3 FPs. Jacuzzi tub, full cedar sauna in master BA. 14x20 dance/fitness studio. Shimmering pool, breathtaking views of Palomar Mountain. Circular driveway, ample parking. Gated neighborhood near schools. **\$589,000**



### NEW 2012 CONSTRUCTION I

Spectacular views and superb floor plan make this new construction home extra desirable. 2900 SF, 5 BR, 3.5 BA on gentle 2 acre lot. "Green Project" home w/ energy efficiency. West end location minutes from I-15. Buy now and pick your colors! **\$679,000**



### NEW 2012 CONSTRUCTION II

Luxurious 3,000 SF 5 BD, 3.5 BA home built to today's highly efficient energy standards. Close-in Miller location, sweeping views. 450 SF covered patio gives ample space for "outdoor living." Room for horses. Pick your tile and stucco colors! **\$679,000**

### UNLIMITED FREE GOLF

Skyline Ranch, a gated 55/45 community of 222 homes. Spacious lots w/ oak trees. Park amenities include clubhouse, pools, RV parking and SCGA approved executive golf course. Beautiful surroundings, invigorating air. Located just minutes from Valley View Casino. Several quality homes available at affordable prices **Select homes open daily 1-4 PM.**

\*\*\*\***RENTAL**\*\*\*\*

**4 BR, 3 BA, 3958 SF newer home** w/ wonderful views. 3 car garage. Good location. Furnished \$3200/mo. Unfurnished \$2700/mo.

ValleyCenterLand.com

## MATTHEWS & O'DONNELL

Real Estate Services  
27930 Valley Center Road • Valley Center, CA 92082  
**760-749-3349**

**4 WOODED VIEW ACRES**  
Has Stream and it's own Bridge. Includes darling cottage plus studio. 24x48 workshop/garage + 2-car garage + motor home garage. Lathhouse with greenhouse. GREAT BUILDING SITE FOR A DREAM HOME. **\$395,000**



**C-40 COMMERCIAL - OWNER MAY CARRY**  
.9 ACS - Cole Grade Road. Across from VC Library. 2BD/2BA home plus shop building. ZONED FOR OFFICES, RETAIL, REPAIR, MEDICAL, etc. **\$390,000**



**WORKING HORSE RANCH CLOSE TO I-15**  
**OFF OLD CASTLE ROAD**  
17.8 acres - 2 legal parcels. 1) 13.5 acres with 2BD/2BA home plus worker quarters. With barns, arenas and pastures. 2) 4.5 acres with stalls, hay barn and arena. 36 stalls in all. **Reduced to \$795,000 - \$689,000**

### Your Full Service Broker!

Clark@CountyHomesandEstates.com

**Imposing Estate Home**  
Spectacular views and many features. 3,718 (approx) sq.ft. Pool, BBQ, Trees.... **\$597,000**

**In Escrow!**  
**HORSE PROPERTY**

**In Escrow!**  
7+ acs. surrounded by preserve. 2" water meter. Electric on property w/ prior septic approval for 6BD home. Perfect for Horses! **Just \$132,000**

**New Listing!**  
Secluded 10.43 Acre property on the west side. 1288sq.ft. 2 bed 2 bath with 3 car (28' deep) garage and 1800sq.ft. high bay work shop. Old grove & well. 2" meter. **Only \$449,000. Wow!**

**760-751-2444**  
27301 Valley Center Rd  
Valley Center

**ValleyCenter Homes and Estates.com**

**Clark Beard**  
Broker/Owner  
DRE#01858201

### PUBLIC NOTICES

TS No. CA-09-302793-BL Order No.: 090543177-CA-GTI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): MANUEL F. HERNANDEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 10/31/2006 as Instrument No. 2006-0774350 of Official Records in the office of the Recorder of SAN DIEGO County, California. Date of Sale: 5/29/2012 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statute, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$581,493.53 The purported property address is: 12475 SIERRA ROJO RD, VALLEY CENTER, CA 92082 Assessor's Parcel No. 185-380-08-00 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 714-573-1965 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-09-302793-BL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney, Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-573-1965 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. 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 holder's right against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. P943067 5/2, 5/9, 05/16/2012

## Shoemaker REALTY

To see pictures of all our listings, please visit our website at...  
[www.shoemakerrealty.com](http://www.shoemakerrealty.com)

**Land! Land! Land!**  
**20 Acres with a 2" Water Meter \$245,000**  
**15.33 Acres with a 2" Water Meter \$190,000**  
**15.95 Acres \$190,000**  
**14.69 Acres with Well \$220,000**  
**6 Acres \$60,000**  
Rolling land on the west side of Valley Center. Suitable for farming or horse ranch. Call us for further information.

We Have a Full Service Management Team.  
Call Us With Your Rental Needs.  
**KNOWLEDGE, INTEGRITY AND EXPERIENCE**  
Valley Center is our town! We're here to serve your real estate needs. We welcome all your inquiries.  
28904 Valley Center Road  
Tel (760) 749-0313 • Fax (760) 749-7257

**Bear Valley Real Estate**  
Local Broker Since 1985  
**Jim Marx 760-685-2672** **Mark Newcomb 760-803-8897**

"I Discount Commission to Sell Your Home!"  
**SOLD!**  
**Beautiful Via Verde home**  
**FULL PRICE IN FOUR DAYS**  
**for \$485,000**  
**760-685-2672 • rebearvalley.com**

**Welcome Home!**

3 Bed, 2 Bath Home with Office on 10 Acres. Approx 2,655 sq.ft. manufactured home, built in 2008. Breathtaking views, Granite Countertops, Stainless Steel Appliances, Large Master Bedroom with Two Walk-In Closets. **\$437,000**

**Jonette DeLauder 760-703-9888** Professionals Realty Group

**To place your ad call Chelsea at 760.749.1112**

**PUBLIC NOTICES**  
**NOTICE TO ALL PROPERTY OWNERS WITHIN YUIMA, PAUMA & MOOTAMAI MUNICIPAL WATER DISTRICTS**  
You are hereby notified that the Board of Directors of the Yuima Municipal Water District, administrators of a Joint Powers Agreement with the Pauma Municipal Water District and Mootamai Municipal Water District, proposes to adopt The County Fire Code and the County Defensible Space Ordinance for Vegetation Management for applicability within all three Districts to be enforced by the County of San Diego and CAL FIRE. The County Fire Code and the County Defensible Space Ordinance as amended may be examined at any time during office hours at the office of the district, 34928 Valley Center Road, Pauma Valley, California.  
A public hearing will be held on Monday, May 29, 2012 beginning at 2:20 p.m. at the office of the District.  
(May 9, & 16, 2012)

**VALLEY CENTER MUNICIPAL WATER DISTRICT NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN THAT on Monday, June 18, 2012, at 2:00 P.M. in the Board Room of the Valley Center Municipal Water District, 29300 Valley Center Rd., Valley Center, California, a public hearing before the District Board of Directors will be held to discuss the continuation of an annual \$10/acre with a \$10/parcel per year minimum water availability charge on all property within the District. This charge is used to fund capital improvements and related debt service. Any owner of property within the District on which the District is proposing to assess a water availability charge may file a written protest to the proposed water availability charge with the Board Secretary at 29300 Valley Center Rd., Valley Center, CA (Mailing Address: P. O. Box 67, Valley Center, CA 92082. Telephone: 760-735-4500) any time prior to the hour set for the hearing.  
At the time stated above, the Board of Directors shall hear and consider all objections or protests, if any, to the assessment of these charges for 2012-13 and may continue the hearing. Upon the conclusion of the hearing, the Board may adopt, revise, change, reduce, or modify an assessment, or overrule any or all objections.  
Owners may defer water availability charges on property within the District provided the property is not now using and there is no intention to use water purchased from the District. Applications for deferral are available from the Finance Department at the District by calling (760)735-4502.  
Christine M. Johnson  
Board Secretary  
(May 9, & 16, 2012)