

The San Diego Voice & Viewpoint®

"A People Without a Voice Cannot be Heard"

CLASSIFIEDS / LEGAL NOTICES

Classified ads can be placed in person, by phone, fax, or email

Monday-Thursday 9:00 a.m. - 3:30 p.m.
P:619-266-2233
F:619-266-0533
E:ads@sdvoice.info

Include the following information:

- Full Name
- Billing address
- Date(s) you want the ad to appear
- Contact phone number

All classified ads are prepaid.

Deadline is Tuesdays by **NOON** to run that week.

- Name Change:\$85.00 (4 weeks)
- Standard Classified:\$3.75 a line
- Summons:\$130.00 (4 weeks)
- Fictitious Business Name:\$25.00 (4 weeks)

WE ACCEPT:



EMPLOYMENT OPPORTUNITY

SANDAG ACCOUNTING SPECIALIST
This is a Limited Term Position and is funded for 1 year.
Monitor and process a variety of payroll transactions.
Call (619) 699-1900 or visit
<https://www.governmentjobs.com/careers/sandag>
for information. First review January 27, 2025. EOE.

EMPLOYMENT OPPORTUNITY

SANDAG ASSOCIATE PAYROLL ACCOUNTANT
This is a Limited Term Position and is funded for 1 year.
Monitor and process a variety of payroll transactions.
Call (619) 699-1900 or visit
<https://www.governmentjobs.com/careers/sandag>
for information. First review January 27, 2025. EOE.

EMPLOYMENT OPPORTUNITY

San Diego Voice & Viewpoint
is looking for TWO (2)

Newspaper Couriers

Thursdays only
Must have own vehicle
Current license (w/ proof of insurance)
Able to lift at least 20 lbs.

Visit sdvoice.info/jobs For More Information

Send Resumes to:
latanya@sdvoice.info or Call (619) 266-2233
Office hours: Monday - Thursday 9:00 a.m. - 3:30 p.m.
Fridays 9:00 a.m. - 12:00 p.m.

PUBLIC NOTICE

PUBLIC NOTICE
HOUSING AUTHORITY OF
THE COUNTY OF SAN
DIEGO
PUBLIC HOUSING AGENCY
PLAN
ANNUAL PLAN FOR FISCAL
YEAR 2025-26
5-YEAR PLAN FOR FISCAL
YEAR 2025-29

Notice is hereby given that the Board of Commissioners of the Housing Authority of the County of San Diego (HACSD) will hold a public hearing on March 12, 2025, at 9:00 a.m. in Room 310 of the County Administration Center, 1600 Pacific Highway, San Diego, CA. Public testimony can be heard on the proposed Annual Plan for Fiscal Year (FY) 2025-26, 5-Year Plan for FY 2025-29, Public Housing Admissions and Continued Occupancy Policy, and Housing Choice Voucher Section 8 Administrative Plan. On January 24, 2025, the referenced Plans are being released for a 45-day public review and comment period. Public testimony can be heard on the Proposed Annual Plan for FY 2025-26, 5-Year Plan for FY 2025-29, Public Housing Admissions and Continued Occupancy Policy, and Housing Choice Voucher Section 8 Administrative Plan. The Public Housing Agency (PHA) Plan is a comprehensive guide to a PHA's policies, programs, and operations, and strategies for meeting local housing needs and goals. The Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan are the governing documents for the PHA's administration of its public housing program and Section 8 program.

In lieu of in-person attendance, members of the public are strongly encouraged to submit their comments on the proposed Public Housing Agency Annual Plan for FY 2025-26, 5-Year Plan for FY 2025-29, Public Housing Admissions and Continued Occupancy Policy, and Housing Choice Voucher Section 8 Administrative Plan via e-mail at HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV. All comments submitted are sent to the members of the Board of Commissioners and the Chief Administrative Officer for their consideration. Comments will be accepted until the end of the meeting. Beginning January 24, 2025, the referenced documents and supporting documents can be accessed immediately at www.sdhd.org and will be available for review at the following locations:

County of San Diego Melrose Manor Apartments
Housing and Community Development Services 1678 Melrose Ave., Apt.13
3989 Ruffin Road Chula Vista, CA 91911
San Diego, CA 92123
Towncentre Manor Apartments L St. Manor Apartments
434 F St., Apt. 101 584 L St., Apt. F
Chula Vista, CA 91911
Chula Vista, CA 91911
Dorothy St. Manor Apartments
778 Dorothy St., Apt. A
Chula Vista, CA 91911
Housing and Community Development Services
Website: www.sdhd.org

PUBLIC NOTICE

Written comments may be submitted prior to the public hearing and during the 45-day comment period ending on March 12, 2025, to:

County of San Diego
Housing and Community Development Services
Attn: Vana Nguyen
3989 Ruffin Road,
San Diego, CA 92123
1/23/25

CNS-3887656#
VOICE & VIEWPOINT NEWS

NOTICE TO BIDDERS

NOTICE TO BIDDERS
NOTICE IS HEREBY GIVEN that the City of San Diego (City) is seeking to receive Electronic Bids for the below named Public Works project. The solicitation, including plans and specifications, may be obtained from the City's website at: <https://www.sandiego.gov/cip/bidopp>

Contractors intending to submit a Bid must be prequalified. Please refer to the solicitation for instructions. Project Name JOC Sitework
Project Number: K-25-2364-JOC-3 Estimated Value: \$60,000,000.00
Bid Opening Date: 2/11/2025, at 2:00 P.M.
License Requirement: A
It is the policy of the City of San Diego to encourage equal opportunity in its Construction and Consultant contracts. Bids or proposals from local firms, small, minority-owned, disabled, veteran-owned, and women-owned businesses are strongly encouraged. Contractors are encouraged to subcontract with and/or participate in joint ventures with these firms. The City is committed to equal opportunity and will not discriminate with regard to race, religion, color, ancestry, age, gender, disability, medical condition or place of birth; and will not do business with any firm that discriminates on any basis. Bids shall be received no later than the date and time noted above at:
City of San Diego's Electronic Bidding Site PlanetBids at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=17950>
Claudia C. Abarca, Director
Purchasing & Contracting Department
January 09, 2025
1/23/25

CNS-3885300#
VOICE & VIEWPOINT NEWS

LEGAL NOTICES

FICTITIOUS BUSINESS NAME STATEMENT

2024-9024267
Fictitious business name(s):
DALY DISTRIBUTION
Located at:
1111 6th Ave. Ste. 550
San Diego, CA 92101
County of San Diego

P.O. Box 20491
El Cajon, CA 92021
County of San Diego
This business is conducted by:
A Corporation
The first day of business was:

Fictitious business name(s):
MERCHANT CARD EXPERTS
Located at:
3911 N. Cordoba Ave. Ste K
Spring Valley, CA 91944
County of San Diego

1010 Singing Ridge Rd.
El Cajon, CA 92019
County of San Diego
This business is conducted by:
A Corporation
The first day of business was:

Fictitious business name(s):
MERCHANT CARD EXPERTS
Located at:
3911 N. Cordoba Ave. Ste K
Spring Valley, CA 91944
County of San Diego

1010 Singing Ridge Rd.
El Cajon, CA 92019
County of San Diego
This business is conducted by:
A Corporation
The first day of business was:

LEGAL NOTICES

11/01/2024
This business is hereby registered by the following:
Daly Inc
P.O. Box 20491
El Cajon, CA 92021
State of Incorporation/
Organization
California
This statement was filed with the Recorder/County Clerk of San Diego County on December 10, 2024
This fictitious business name will expire on
December 10, 2029
1/23, 1/30, 2/6, 2/13

FICTITIOUS BUSINESS NAME STATEMENT

2025-9001288
Fictitious business name(s):
AROYD THAI KITCHEN 2
Located at:
3425 Hancock St. Unit 19
San Diego, CA 92110
County of San Diego

4737 Ladner St.
San Diego, CA 92113
County of San Diego
This business is conducted by:
A Married Couple
The first day of business was:
03/01/2024

This business is hereby registered by the following:
Souline Senethachith
4737 Ladner St.
San Diego, CA 92113

Viengnakhone Soulikham
4737 Ladner St.
San Diego, CA 92113
This statement was filed with the Recorder/County Clerk of San Diego County on January 21, 2025

This fictitious business name will expire on
January 21, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
CATALYST FOR CHANGE
Located at:
2216 55th St.
San Diego, CA 92105
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
1/14/2025

This business is hereby registered by the following:
Willie Scott Graham
2216 55th St.
San Diego, CA 92105

This statement was filed with the Recorder/County Clerk of San Diego County on January 15, 2025
This fictitious business name will expire on
January 15, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
THE LIVING NOOK

LIVING NOOK
Located at:
4240 Kearny Mesa Rd.
Ste. 120 #1057
San Diego, CA 92111
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
1/02/2025

This business is hereby registered by the following:
Yvonne Gao
4240 Kearny Mesa Rd.
Ste. 120 #1057
San Diego, CA 92111

This statement was filed with the Recorder/County Clerk of San Diego County on January 7, 2025
This fictitious business name will expire on
January 7, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
JENKINS MITIGATION & RESTORATION (JMR)
Located at:
559 Ballantyne St.
El Cajon, CA 92020
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Charles Anthony Jenkins
559 Ballantyne St.
El Cajon, CA 92020

This statement was filed with the Recorder/County Clerk of San Diego County on January 15, 2025
This fictitious business name will expire on
January 15, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
MERCHANT CARD EXPERTS
Located at:
3911 N. Cordoba Ave. Ste K
Spring Valley, CA 91944
County of San Diego

1010 Singing Ridge Rd.
El Cajon, CA 92019
County of San Diego
This business is conducted by:
A Corporation
The first day of business was:

Fictitious business name(s):
SAN DIEGO CLIMATE COMFORT
Located at:
320 Trousdale Dr. Suite E
Chula Vista, CA 91910
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
12/12/2024

This business is hereby registered by the following:
Alberto Gonzalez
320 Trousdale Dr. Suite E
Chula Vista, CA 91910
This statement was filed with

the Recorder/County Clerk of San Diego County on January 10, 2025
This fictitious business name will expire on
January 10, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
JENNIE K INTERIORS
Located at:
10850 Montego Dr.
San Diego, CA 92124
County of San Diego

This statement was filed with the Recorder/County Clerk of San Diego County on January 07, 2025
This fictitious business name will expire on
January 07, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
KUNDALINI BIANCO
Located at:
P.O. Box 815
Borrego Springs, CA 92004
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Cherie Fremlin Bianco MS
P.O. Box 815
Borrego Springs, CA 92004
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on January 09, 2025
This fictitious business name will expire on
January 09, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
RISING TIDE RESIN DESIGNS
Located at:
963 Archer St.
Pacific Beach, CA 92109
County of San Diego

This business is conducted by:
A Corporation
The first day of business was:
03/13/2020

This business is hereby registered by the following:
Lisa Duffy Inc.
963 Archer St.
Pacific Beach, CA 92109
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on January 8, 2025
This fictitious business name will expire on
January 8, 2025
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
BRIDGE COMMUNITY CENTER
Located at:
3714 Teak St.
San Diego, CA 92113
County of San Diego

This business is conducted by:
A Corporation
The first day of business was:
5/21/2022

LEGAL NOTICES

1/1/2025
This business is hereby registered by the following:
Kachi Ventures Inc.
1010 Singing Ridge Rd.
El Cajon, CA 92019
State of Incorporation/
Organization
California
This statement was filed with the Recorder/County Clerk of San Diego County on January 08, 2025
This fictitious business name will expire on
January 08, 2030
1/23, 1/30, 2/6, 2/13

FICTITIOUS BUSINESS NAME STATEMENT

2025-9000513
Fictitious business name(s):
KUNDALINI BIANCO
Located at:
P.O. Box 815
Borrego Springs, CA 92004
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Cherie Fremlin Bianco MS
P.O. Box 815
Borrego Springs, CA 92004
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on January 09, 2025
This fictitious business name will expire on
January 09, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
CATALYST FOR CHANGE
Located at:
2216 55th St.
San Diego, CA 92105
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
1/14/2025

This business is hereby registered by the following:
Willie Scott Graham
2216 55th St.
San Diego, CA 92105

This statement was filed with the Recorder/County Clerk of San Diego County on January 15, 2025
This fictitious business name will expire on
January 15, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
THE FINEST INTERNATIONAL PRIVATE SECURITY
Located at:
770 First Ave. Suite 250
San Diego, CA 92101
County of San Diego

This business is conducted by:
A Corporation
The first day of business was:
5/7/2016

This business is hereby registered by the following:
The Finest International Private Security Corp.
10726 Porter Terrace
Spring Valley, CA 91978
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on January 13, 2025
This fictitious business name will expire on
January 13, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
BUTTER AND BITES
Located at:
4945 La Portalada Dr.
Carlsbad, CA 92010
County of San Diego

This business is conducted by:
A General Partnership
The first day of business was:
1/5/2025

This business is hereby registered by the following:
Hannah Marie Cheadle
4945 La Portalada Dr.
Carlsbad, CA 92010

This statement was filed with the Recorder/County Clerk of San Diego County on January 09, 2025
This fictitious business name will expire on
January 09, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
ABS INC

BUSINESS TECH SOLUTIONS

CONNECTED BUSINESS SERVICES
Located at:
404 Camino Del Rio South,
Ste 404
San Diego, CA 92108
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Jacob A. Rosas
4517 54th St.
San Diego, CA 92115
This statement was filed with the Recorder/County Clerk of San Diego County on January 03, 2025
This fictitious business name will expire on
January 03, 2030
1/16, 1/23, 1/30, 2/6

Fictitious business name(s):
UNIQUELY ME FASHION
Located at:
1775 Metro Ave #4216
Chula Vista, CA 91915
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
01/07/2025
This business is hereby registered by the following:
Tracy McDonald
1775 Metro Ave #4216
Chula Vista, CA 91915
This statement was filed with the Recorder/County Clerk of San Diego County on January 02, 2025
This fictitious business name will expire on
January 02, 2030
1/9, 1/16, 1/23, 1/30

Fictitious business name(s):
HOODBEAST MC
Located at:
4278 Market St.
San Diego, CA 92101
County of San Diego

This business is conducted by:
A Corporation
The first day of business was:
01/02/2025
This business is hereby registered by the following:
Hoodbeast LLC
4278 Market St.
San Diego, CA 92101
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on January 02, 2025
This fictitious business name will expire on
January 02, 2030
1/9, 1/16, 1/23, 1/30

Fictitious business name(s):
SPIRITUAL ESSENCE
Located at:
5025 Cervantes Ave
San Diego, CA 92113
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
05/22/2021
This business is hereby registered by the following:
Tajanae Michelle Williams
5025 Cervantes Ave
San Diego, CA 92113
This statement was filed with the Recorder/County Clerk of

the Recorder/County Clerk of San Diego County on January 10, 2025
This fictitious business name will expire on
January 10, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
DANIEL'S LANDSCAPING
Located at:
19259 Rangeland Rd.
Ramona, CA 92065
County of San Diego

This business is conducted by:
An Individual
The first day of business was:
6/1/2020
This business is hereby registered by the following:
Daniel Lopez Martinez
19259 Rangeland Rd.
Ramona, CA 92065

This statement was filed with the Recorder/County Clerk of San Diego County on January 07, 2025
This fictitious business name will expire on
January 07, 2030
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
SUNFLOWER BEAUTY CO.
Located at:
4506 Federal Blvd.
San Diego, CA 92102
County of San Diego

669 Ronald Way
El Cajon, CA 92020
This business is conducted by:
A Limited Liability Company
The first day of business was:
12/19/2024
This business is hereby registered by the following:
Goodness LLC
669 Ronald Way
El Cajon, CA 92020
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on December 23, 2024
This fictitious business name will expire on
December 23, 2029
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
AGAPELOVE CHILDCARE CENTER
Located at:
4765 Home Ave #56
San Diego, CA 92105
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Soon Chun Park
114 Sweetshade St.
Oceanside, CA 92058
This statement was filed with the Recorder/County Clerk of San Diego County on December 31, 2024
This fictitious business name will expire on
December 31, 2029
1/9, 1/16, 1/23, 1/30

LEGAL NOTICES

1/23, 1/30, 2/6, 2/13
to transact business under the name(s) above
This business is hereby registered by the following:
Alison Andrea Peterson
1741 Eastlake Pkwy.,
Ste 102 PMB 1029
Chula Vista, CA 91915
This statement was filed with the Recorder/County Clerk of San Diego County on January 08, 2025
This fictitious business name will expire on
January 08, 2030
1/23, 1/30, 2/6, 2/13

FICTITIOUS BUSINESS NAME STATEMENT

2024-9025154
Fictitious business name(s):
SUNFLOWER BEAUTY CO.
Located at:
4506 Federal Blvd.
San Diego, CA 92102
County of San Diego

669 Ronald Way
El Cajon, CA 92020
This business is conducted by:
A Limited Liability Company
The first day of business was:
12/19/2024
This business is hereby registered by the following:
Goodness LLC
669 Ronald Way
El Cajon, CA 92020
State of Incorporation/
Organization
California

This statement was filed with the Recorder/County Clerk of San Diego County on December 23, 2024
This fictitious business name will expire on
December 23, 2029
1/23, 1/30, 2/6, 2/13

Fictitious business name(s):
AGAPELOVE CHILDCARE CENTER
Located at:
4765 Home Ave #56
San Diego, CA 92105
County of San Diego

This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Soon Chun Park
114 Sweetshade St.
Oceanside, CA 92058
This statement was filed with the Recorder/County Clerk of San Diego County on December 31, 2024
This fictitious business name will expire on
December 31, 2029
1/9, 1/16, 1/23, 1/30

Fictitious business name(s):
HOODBEAST MC
Located at:
4278 Market St.
San Diego, CA 92101
County of San Diego

This business is conducted by:
A Corporation
The first day of business was:
01/02/2025
This business is hereby registered by the following:
Hoodbeast LLC
4278 Market St.
San Diego, CA 92101
State of Incorporation/
Organization
California

LEGAL NOTICES

San Diego County on January 03, 2025 This fictitious business name will expire on January 03, 2030 1/9, 1/16, 1/23, 1/30

FICTITIOUS BUSINESS NAME STATEMENT 2024-9024740

Fictitious business name(s): SAN DIEGO PLASTICS INC Located at: 1121 Bay Blvd. Ste F-H Chula Vista, CA 91911 County of San Diego

This business is conducted by: A Corporation The first day of business was: 03/30/2023

This business is hereby registered by the following: SD Plastics, Inc. 1121 Bay Blvd. Ste F-H Chula Vista, CA 91911 State of Incorporation/ Organization California

This statement was filed with the Recorder/County Clerk of San Diego County on December 17, 2024

This fictitious business name will expire on December 17, 2029 1/9, 1/16, 1/23, 1/30

FICTITIOUS BUSINESS NAME STATEMENT 2024-9024655

Fictitious business name(s): C-SUITE INC ---

C-SUITE THERAPY Located at: 310 S. Twin Oaks Valley Rd. Ste #107 San Marcos, CA 92078 County of San Diego

This business is conducted by: A Married Couple The first day of business was: 12/16/2024

This business is hereby registered by the following: Ashle Janee Childress 621 Hillhaven Dr. San Marcos, CA 92078 ---

Marcel Erik Childress 621 Hillhaven Dr. San Marcos, CA 92078 This statement was filed with the Recorder/County Clerk of San Diego County on December 16, 2024

This fictitious business name will expire on December 16, 2029 1/9, 1/16, 1/23, 1/30

FICTITIOUS BUSINESS NAME STATEMENT 2024-9025236

Fictitious business name(s): LEGACY CONSULTING Located at: 1041 Market Str. Ste 165 San Diego, CA 92101 County of San Diego

This business is conducted by: A Limited Liability Company Registrant has not yet begun to transact business under the name(s) above

This business is hereby registered by the following: Legacy Management Advisors LLC 1041 Market St. Ste 165 San Diego, CA 92101 State of Incorporation/ Organization California

This statement was filed with the Recorder/County Clerk of San Diego County on December 24, 2024

This fictitious business name will expire on December 24, 2029 1/02, 1/9, 1/16, 1/23

FICTITIOUS BUSINESS NAME STATEMENT 2024-9025235

Fictitious business name(s): CHAMPION TIRE CENTER Located at: 8807 Troy St. Spring Valley, CA 91977 County of San Diego

This statement was filed with the Recorder/County Clerk of San Diego County on December 24, 2024

This fictitious business name will expire on December 24, 2029 1/02, 1/9, 1/16, 1/23

FICTITIOUS BUSINESS NAME STATEMENT 2024-9022966

Fictitious business name(s): ISRAEL ENTERPRISES INC DBA J D ISRAEL CONSTRUCTION Located at: 5025 La Dorna St. San Diego, CA 92115 County of San Diego

This statement was filed with the Recorder/County Clerk of San Diego County on December 24, 2024

This fictitious business name will expire on December 24, 2029 1/02, 1/9, 1/16, 1/23

FICTITIOUS BUSINESS NAME STATEMENT 2024-9022966

Fictitious business name(s): ISRAEL ENTERPRISES INC DBA J D ISRAEL CONSTRUCTION Located at: 5025 La Dorna St. San Diego, CA 92115 County of San Diego

This statement was filed with the Recorder/County Clerk of San Diego County on December 24, 2024

This fictitious business name will expire on December 24, 2029 1/02, 1/9, 1/16, 1/23

FICTITIOUS BUSINESS NAME STATEMENT 2024-9022966

Fictitious business name(s): ISRAEL ENTERPRISES INC DBA J D ISRAEL CONSTRUCTION Located at: 5025 La Dorna St. San Diego, CA 92115 County of San Diego

This statement was filed with the Recorder/County Clerk of San Diego County on December 24, 2024

This fictitious business name will expire on December 24, 2029 1/02, 1/9, 1/16, 1/23

LEGAL NOTICES

This business is conducted by: A Corporation The first day of business was: 01/01/2018

This business is hereby registered by the following: Israel Enterprises Inc. 5025 La Dorna St. San Diego, CA 92115 State of Incorporation/ Organization California

This statement was filed with the Recorder/County Clerk of San Diego County on November 19, 2024

This fictitious business name will expire on November 19, 2029 1/02, 1/9, 1/16, 1/23

NAME CHANGE

SUPERIOR COURT OF CALIFORNIA 1100 Union St. San Diego CA 92081 Central Courthouse

Case Number 25CU002863C

Petitioner or Attorney: Paul Torres To All Interested Persons: Petitioner Paul Torres

I filed a petition with this court for a decree changing names as follows:

PRESENT NAME: Paul Torres

PROPOSED NAME: Paul Ignacio Enamorado

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: March 5, 2025 Time: 8:30 A.M. Dept. 61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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 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 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 the information on obtaining certified copies.

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

LEGAL NOTICES

with further directions.

If a timely objection is filed, the court will set a 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 court on the specified date. The court will notify the parties by mail of a future hearing date.

Any Petition for the name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, and on the other non-signing parent, and proof of service must be filed with the court.

The address of the court is: 1100 Union St. San Diego, CA 92101 1/23, 1/30, 2/6, 2/13

SUPERIOR COURT OF CALIFORNIA 325 South Melrose Drive Vista, CA 92081 25CU000573N

Petitioner or Attorney: Suzanne Kathleen Helfrick To All Interested Persons: Petitioner Suzanne Kathleen Helfrick

I filed a petition with this court for a decree changing names as follows:

PRESENT NAME: Suzanne Kathleen Helfrick

PROPOSED NAME: Suzanne Kathleen Canaday

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: February 21, 2025 Time: 8:30 A.M. Dept. 25

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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.

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

LEGAL NOTICES

seeking a change of name under the Safe at Home program may contact the assigned department for the information on obtaining certified copies.

If all the 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 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 court on the specified date. The court will notify the parties by mail of a future hearing date.

Any Petition for the name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, and on the other non-signing parent, and proof of service must be filed with the court.

The address of the court is: 325 South Melrose Drive Vista, CA 92081 1/16, 1/23, 1/30, 2/6

SUPERIOR COURT OF CALIFORNIA 330 W. Broadway San Diego, CA 92101 24CU029873C

Petitioner or Attorney: Brian Matthew Slater To All Interested Persons: Petitioner Brian Matthew Slater

I filed a petition with this court for a decree changing names as follows:

PRESENT NAME: Brian Matthew Slater

PROPOSED NAME: Amber Serena Castro-Killoran

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: February 11, 2025 Time: 8:30 A.M. Dept. C-61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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.

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LEGAL NOTICES

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

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The address of the court is: 330 W. Broadway San Diego, CA 92101 1/9, 1/16, 1/23, 1/30

SUPERIOR COURT OF CALIFORNIA 330 W. Broadway San Diego, CA 92101 24CU029873C

Petitioner or Attorney: Amber Serena Castro-Killoran + Maria Guadalupe Castro-Killoran

To All Interested Persons: Petitioner Amber Serena Castro-Killoran + Maria Guadalupe Castro-Killoran

I filed a petition with this court for a decree changing names as follows:

PRESENT NAME: a. Amber Serena Castro-Killoran

PROPOSED NAME: Amber Serena Killoran Castro-Waldek

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: February 11, 2025 Time: 8:30 A.M. Dept. 61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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

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

ADVERTISEMENT FOR BIDS

Advertisement for Bids Notice is hereby given that the San Diego Unified School District, acting by and through its governing board, will electronically receive bids for the furnishing of all labor, materials, transportation, equipment, and services for: CC25-0833-33-00-00 CONNECT IDF ROOM TO VENTILATION SYSTEM AT UNIVERSITY CITY HIGH SCHOOL

A mandatory site visit is scheduled for 8:00 a.m. on THURSDAY, JANUARY 30, 2025, outside the main office of University City High School, 6949 Genesee Avenue, San Diego, CA 92122. All attendees must preregister with the District prior to attending the site walk at sandiegounified.org/sitewalks. The Bid and Contract Documents may be downloaded free of charge at the District's online Planroom at sandiegounified.org/sitewalks. All bids must be received electronically via PlanetBids before 1:00 p.m. on FEBRUARY 12, 2025. Prime contractors interested in submitting a bid must go to tinyurl.com/SDUSD-PlanetBids then search under "Bid Opportunities" for "Invitation number" CC25-0833-33-00-00 Connect IDF Room to Ventilation System at University City High School. For new vendors, please register under "New Vendor Registration." The project estimate is between \$18,000 and \$21,000, inclusive of allowances. This is not a PSA project. However, this project does require the District's under \$1 million prequalification. The District requires that Bidders possess any of the following classification(s) of California State Contractors License(s), valid and in good standing, at the time of bid opening and contract award: C-20, or other appropriate license, subject to District approval. SAN DIEGO UNIFIED SCHOOL DISTRICT, George A. Harris III, Director, Fiscal Controls and Information Systems, Facilities Planning and Construction CC25-0833-33-00-00.

LEGAL NOTICES

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 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 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 the information on obtaining certified copies.

If all the 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 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 court on the specified date. The court will notify the parties by mail of a future hearing date.

Any Petition for the name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, and on the other non-signing parent, and proof of service must be filed with the court.

The address of the court is: 330 W. Broadway San Diego, CA 92101 1/9, 1/16, 1/23, 1/30

SUPERIOR COURT OF CALIFORNIA 330 W. Broadway San Diego, CA 92101 24CU029873C

Petitioner or Attorney: Amber Serena Castro-Killoran + Maria Guadalupe Castro-Killoran

To All Interested Persons: Petitioner Amber Serena Castro-Killoran + Maria Guadalupe Castro-Killoran

I filed a petition with this court for a decree changing names as follows:

PRESENT NAME: a. Amber Serena Castro-Killoran

PROPOSED NAME: Amber Serena Killoran Castro-Waldek

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: February 11, 2025 Time: 8:30 A.M. Dept. 61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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

The address of the court is: 330 W. Broadway San Diego, CA 92101 1/9, 1/16, 1/23, 1/30

SUPERIOR COURT OF CALIFORNIA 330 W. Broadway San Diego, CA 92101 24CU027136C

Petitioner or Attorney: Marshall Kerry Landrum

To All Interested Persons: Petitioner Marshall Kerry L Whitlock Sr. filed a petition with this court for a decree changing names as follows:

PRESENT NAME: Marshall Kerry Landrum

PROPOSED NAME: Marshall Kerry Landrum Whitlock

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: February 11, 2025 Time: 8:30 A.M. Dept. 61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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

LEGAL NOTICES

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: January 29, 2025 Time: 8:30 A.M. Dept. 61

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website go to www.courts.ca.gov/find-my-court.htm)

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 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 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 the information on obtaining certified copies.

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

LEGAL NOTICES

in the Superior Court of California, County of San Diego

The Petition for Probate requests that **Paul Perez** be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court as follows:
February 11, 2025 at 10:00 AM in Department 504 Room: C-504 located at the **Superior Court of California County of San Diego 1100 Union Street San Diego, CA 92101 Central Courthouse**

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a **REQUEST FOR SPECIAL NOTICE** (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A **REQUEST FOR SPECIAL NOTICE** form is available from the court clerk.

Petitioner:
 Paul Perez
 3112 Grizzly Peak Dr.
 Broomfield, CO 80023
 (415) 810-5639
 1/9, 1/16, 1/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF **Herbert James Baker**

Case Number **24PE003316C**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Herbert James Baker**

A **Petition for Probate** has been filed by **Alicia Valdes** in the Superior Court of California, County of San Diego

The Petition for Probate requests that **Alicia Valdes** be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or

LEGAL NOTICES

consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:
February 5, 2025 at 1:30 PM in Department 502 located at the **Superior Court of California County of San Diego 1100 Union Street San Diego, CA 92101 Probate Division**

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a **REQUEST FOR SPECIAL NOTICE** (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A **REQUEST FOR SPECIAL NOTICE** form is available from the court clerk.

Petitioner:
 Alicia Valdes
 2579 Old Quarry Rd. 2321
 San Diego, CA 92108
 (619) 929-0336
 1/9, 1/16, 1/23

Standard Classified:
\$3.75 [per line]

Fictitious Business Name:
\$25 [4 weeks]

Name Change:
\$85 [4 weeks]



By Phone: (619) 266-2233
 By Fax: (619) 266-0533
 By Email: ads@sdvoice.info



TODAY IN

BLACK HISTORY

1976

PAUL ROBESON PASSES AWAY

Paul Robeson, celebrated athlete, singer, actor, and human rights advocate, fought for racial justice throughout his career. Born on April 9, 1898, in Princeton, New Jersey, to a former slave and a mother from a prominent mixed-race family, Robeson overcame early hardships to excel as an athlete, scholar, and performer, graduating as valedictorian from Rutgers University.



Robeson's career spanned theater, film, and activism. He starred in notable works like *Othello* and *The Emperor Jones*, choosing roles that challenged racial stereotypes. Despite backlash for his socialist views, he championed equality and peace until retiring in Philadelphia, where he died on January 23, 1976, at 77.

2003

NELL HARDY CARTER PASSES AWAY

Nell Carter, an acclaimed actress and vocalist, had a 25-year career spanning film, stage, television, and music. Born Nell Ruth Hardy on September 13, 1948, in Birmingham, Alabama, she was raised in a low-income neighborhood with eight siblings. Carter began singing in church and on a local radio show at 11. After graduating from A.H. Parker High School in 1966, she moved to New York City, performing in nightclubs before landing her first Broadway role in *Soon* (1971). She gained fame with her Tony-winning performance in *Ain't Misbehavin'* (1978) and later won an Emmy for its televised version.



Carter achieved widespread recognition as Nell Harper in the sitcom *Gimme a Break!* (1981–1987), earning Emmy and Golden Globe nominations. Despite her success, she faced personal struggles, including addiction, health issues, and professional setbacks like her controversial replacement in *Annie* (1997). Carter died on January 23, 2003, from heart and diabetic complications, leaving behind two adopted sons.

BUSINESS NEWS

Rashida Jones Stepped Down As MSNBC President On The Eve Of Trump Inauguration

By David Bauder
 Associated Press

MSNBC President Rashida Jones says she is stepping down after four years leading the liberal news network, her move coming on the eve of a second Trump administration and after changes in corporate ownership.

Jones, in a memo to staff on Tuesday, said that she is leaving to "pursue new opportunities." She'll be replaced on an interim basis by Rebecca Kutler, a former CNN executive who joined MSNBC in 2022.

In Jones' tenure, MSNBC has generally displaced CNN as the second-rated cable news-focused network behind Fox News Channel. Its ratings are sharply down since Donald Trump's election.

MSNBC's lineup has remained fairly consistent since Jones, the first Black executive to lead a cable news network, moved from NBC News to take over there in 2021. Former Biden administration press secretary Jen Psaki is her highest-profile addition.

In November, Comcast announced it was breaking MSNBC and CNBC away from NBC News into its own company, led by executive Mark Lazarus, meaning Jones was answering to new corporate leadership.



PHOTO: Facebook via Jack and Jill of America, Incorporated

At a morning meeting on Tuesday, Jones said she was "excited about what we've done. I'm excited about what comes next." She shed little light on the timing, although corporate changes and political transitions often trigger changes in the news business.

"When Rashida shared this with me at the end of last week, I was surprised," Lazarus said in the meeting, according to MSNBC.

"I was a little saddened for the company but very happy for her to be able to come to grips with a hard decision — a very personal decision."

No name change for MSNBC

Lazarus also told employees Tuesday that MSNBC will keep its name. There had been some talk that it would be changed under new corporate leadership; the name was a result of a partnership with Microsoft when the network started in 1996. There have been few other indications of visible change for viewers yet due to the uncoupling from NBC News.

Jones generally kept a low public profile as MSNBC leader. She made considerable

changes to the network's weekend lineup and, during the week, extended the length of two of MSNBC's more popular shows: "Morning Joe" and Nicolle Wallace in the afternoon.

She had to deal with the internal fallout over NBC News' decision last year to hire former Republican National Committee head Ronna McDaniel as a paid contributor, which was reversed after an open mutiny among many MSNBC personalities.

MSNBC's viewership has dropped 57% since Trump's election. The network notes that the post-election audience for cable networks closely associated with a losing candidate typically sinks, and that there are already signs that things are picking up again. Whether it will to the extent that it happened for MSNBC in 2017 is an open question, particularly with more people eliminating their cable service.

MSNBC announced on Monday that its most popular personality, Rachel Maddow, is returning to host her show five nights for the first few months of the new administration. Since 2022, she has generally done her show one night a week.

Study: Biased Property Policies Harm Black Families

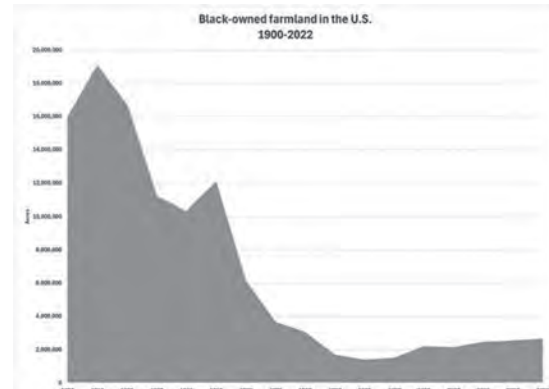
VOICE & VIEWPOINT NEWSWIRE

The National Association of Real Estate Brokers (NAREB) released a study entitled "Heirs' Property in the United States - Its Destabilizing Structure and Contribution to Black Property and Wealth Erosion." Conducted by a team of experienced researchers, the study meticulously documents the discriminatory policies and practices that have facilitated the loss of property, farmland, and generational wealth for African Americans from the end of slavery to the present day.

When land is maintained as heirs' property, all descendants hold fractional ownership, making the property vulnerable to legal challenges, forced sales, and exploitation by developers or outside parties. Exploitative and illegal actions resulted in Black families losing 90% of the land held in 1910 because of limited access to legal advice, discriminatory actions by federal, state, and local governments, and violence and hate crimes.

"As this comprehensive study demonstrates, public policies have aided private and public entities in the unscrupulous and predatory acquisition of land owned by Black families, creating a long history of land theft from the Black community," asserts Dr. Courtney Johnson Rose, NAREB's President. "Heirs' property issues disproportionately impact Black households, thereby making the need for urgent reforms as important today as they were a century ago."

The study, conducted by James Carr and Michela Zonta, finds that historical and contemporary loss of Black heirs' property is a significant contributor to the Black-White racial wealth gap, joining federally mandated housing discrimination and other damaging



Depicts the downward trend in black-owned farmland in the U.S. from 1900-2022. PHOTO: Courtesy of NAREB

federal urban policies in contributing to the loss of billions of dollars of Black wealth.

It states that farmland once owned by Black farmers has routinely been absorbed by White owners and has often merged into larger estates that would attract the attention of Wall Street investors.

As in the case of federally mandated discriminatory homeownership practices against Black households, the study maintains that the loss of Black heirs' property has frequently been supported or carried out by government entities.

The study also finds that:
 • Blacks owned millions of acres more land a century ago than they hold today.
 • The largest share of property owned by Blacks was farmland throughout the South, some of which is today among the most expensive property in the U.S.
 • Discriminatory actions by the United States government over the past century contributed to the loss of Black land and wealth on a level comparable with that inflicted by the discriminatory lending practices of the federal housing finance agencies established in the 1930s.

• The disproportionate loss of Black property continues today due to heirs' property issues, including the lack of accurate estate planning documents ensuring the efficient transfer of Black property owners' rights to their heirs.

"The loss of that property has stifled the economic mobility of millions of Black Americans," says Dr. Rose. "The amount of property lost by Blacks translates into millions of acres, and the consequences extend beyond individual families to entire communities. The majority of land lost has been farmland that was painstakingly acquired by Blacks in the years immediately following the emancipation of enslaved Black people. Agricultural lands represent a significant economic asset, a cultural legacy, and a path to generational wealth."

Dr. Rose says that NAREB recognizes the collective effort needed to address this issue and vows to work with other organizations to help Black families reclaim and preserve their land and reverse decades of inequity. NAREB supports the Uniform Partition of Heirs Property Act, which makes it easier to pass family wealth to the next generation, and the National Heirs' Property Protection Legislation, the Empowerment and Inheritance Rights (HEIR) Act, the Heirs' Estate Inheritance Resolution and Succession (HEIRS) Act, and The Good DEED Act.

NAREB has also partnered with the National Bar Association (NBA) to help Black families understand the laws related to heirs' property and get legal representation. As part of NAREB's Black Wealth Tour, NAREB hosted NBA's "What to do with Big Mama's House" course in cities nationwide to inform families about heirs' property issues and provide resources.