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FRIDAY, DECEMBER 16, 2022

INSIDE



PLHS athletes named to fall all-league teams
SEE PAGE 15



SD Craft Collective in Liberty Station
SEE PAGE 6



'I Never Leave OB' decks at OB Hardware
SEE PAGE 4

SPECIAL DELIVERY



Little Zoey stretches to reach the special Yuletide mailbox in order to send her letter for Santa at the Ocean Beach Business Center on Newport Avenue. See story on page 13.

COURTESY PHOTO





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Man accused of shoving person in front of train to stand trial for murder

By NEAL PUTNAM | The Beacon

After hearing that a suspect's DNA was found on a man's jacket after he was shoved into a moving train at the Old Town Trolley Station, a judge on Dec. 12 ordered him to stand trial for murder.

The victim, Martin Andara, 68, was killed almost instantly after he was pushed into a train at the trolley station at 4009 Taylor St. on Jan. 1 around 6:15 a.m.

Footage from a video surveillance camera showed a man believed to be Ryan Michael Rukstelis, 26, pushing Andara into the train as it was coming to a stop.

Deputy District Attorney Scott Pirrello showed video clips of Rukstelis aboard various trolley

trains early that morning and one included him and the victim on the same train. They had no interaction with each other and apparently did not know each other.

Detective Travis Demas told San Diego Superior Court Judge Evan Kirvin that he noticed Rukstelis staring at Andara for a few moments at the trolley station before attacking him and then running off.

Andara died from multiple blunt force trauma stemming from an internal decapitation, severing of the brain stem, and a skull fracture, said Pirrello.

The cause of death, DNA evidence, and information about fingerprints were accepted into evidence as a result of stipulations between the attorneys in order to save time in the preliminary hearing rather than

call more witnesses.

The incident occurred around 6:15 a.m. while Andara was on his way to work at a grocery store.

The video surveillance also showed Rukstelis earlier vandalizing a soda machine at another trolley station at 2:56 a.m. by prying off plastic sections. He was apparently unsuccessful in getting any money out of the machine.

However, Detective Steven Choy said officers got the whole panel off the machine and dusted it for fingerprints since Rukstelis touched

internal areas of the machine. His fingerprints were found and he was identified as the murder suspect, said Choy.

Rukstelis was identified from a law enforcement data base, said Choy, and police were able to contact his mother. Rukstelis was arrested on Jan. 4 near where his mother lived. His clothing matched the pants and shirt worn by the man who shoved Andara into the train, said Choy.

Pirrello asked Kirvin to order the murder trial, saying Rukstelis caused the death of Andara. His

attorney, Denis Lainez, submitted the matter to the judge without argument.

Metropolitan Transit Service officer Joseph Pickering testified he directed passengers away from the body and crime scene, noting there were not too many people there on New Year's morning.

Rukstelis' family was present for the hearing. He has pleaded not guilty and remains in the George Bailey Detention Facility without bail.

Rukstelis will return to court on Jan. 17 to schedule a trial date.

HOMELESS SAFE HAVEN

New Community Harm Reduction Safe Haven, a non-congregant location to assist unsheltered residents living with mental illness or substance use conditions will open by the end of December thanks to an ongoing partnership between the County of San Diego and City of San Diego. On Dec. 15, officials will visit and tour the 11-unit, 22-bed Safe Haven operated by Episcopal Community Services on the campus of Veterans Village of San Diego,

4141 Pacific Highway. ECS has 20 years of experience managing the Safe Haven model. These units are intended to offer people transitional housing support prior to their exit to permanent housing. Since November the Community Harm Reduction Team (C-HRT) has been conducting outreach to connect unsheltered people with services and provide care at the 44-bed Midway C-HRT Shelter that opened last December in the former Pier One store.

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'I Never Leave OB' skateboard decks available at OB Hardware

By DAVE SCHWAB | The Beacon

There is a stocking stuffer of a different sort for Christmas this year in Ocean Beach.

The "I Never Leave OB" skateboard deck and hardware comes in black and white and are available at OB Hardware, 4871 Newport Ave. The unorthodox gift comes just in time for the holidays, thanks to Josh Utley of RMOB Revoked Skateboards & Co.

It occurred to Utley while skateboarding by the hardware store, "How cool it would be for OB Hardware to offer its hardware to local skateboarders and skateboard shops in Ocean Beach."

Hardware is what skateboarders refer to as the nuts and bolts that hold together the skateboard deck to the trucks and wheels, explained Utley. He added the term is "a play on words and an opportunity for local businesses to support each other for the holidays and beyond." Utley added he thought the little bags of eight nuts and bolts "would make great Christmas stocking stuffers."

Pointing out that, since skateboarding consists of a lot of DIY (do it yourself) projects, Utley realized OB Hardware was the perfect spot to launch the "I Never Leave OB" skateboard package since it "is a local business a lot of skateboarders shop at."

Utley himself visits the store frequently with his wife for gardening

supplies and other hardware needs as they arise, and has subsequently gotten to know their staff over time, which led him to discover that "some of them are skateboarders."

The relationship between Utley and the hardware store has gotten so close that he has co-opted the phrase, "I Never Leave OB," that the hardware store first coined a few years ago. Utley just loves that saying noting, "It really cracks me up because a lot of residents almost never leave OB. With the idea for skateboard hardware, it made perfect sense to do a collaboration with OB Hardware and produce a skateboard deck with that saying."

After discussing his idea with fellow skateboarders and Obecians, Utley became convinced the proposed collaboration would be well received. So Utley then pitched his collaboration idea to OB Hardware owners Jenae and Joe Kuchman during the summer. After some discussion, Utley received their blessing and began working on the product packaging and skateboard graphic which is now available at OB Hardware.

A cornerstone of Ocean Beach for the past 103 years, OB Hardware has been under new ownership since 2019. "OB Hardware is now in a state of transformation," said Utley adding the new owners "have restored its 1919 feel while implementing touches of today, with new inventory being added each

week as they work to make OB Hardware the place you want to shop for all your hardware needs."

Utley, who has been skateboarding since age 9, has been captivated by the sport ever since first witnessing a man performing on a skateboard. "It just blew my mind. That excited me, and I spent all summer learning how to do what I saw that guy do by holding onto a fence, just trying and trying until I got it," he said.

Regarding the origin of RMOB Revoked Skateboards & Co., Utley said: "The group gravitated together and skateboarding was an activity we did along with riding BMX bikes. As we progressed and became better, and with the movement to get the (OB) skate park in the late '80s, early '90s, it just became a thing (to do)."

Utley noted it "took about 14 years for us" (skateboarders and supporters) to get the Robb Field Skateboard Park. The park opened in 2000, thanks to a dedicated group of volunteers including local business owners, iconic skaters, residents, and then-San Diego Councilman Byron Wear and his staff. They all worked together to ensure the fundraising and development of the beach community's first skatepark. The donations and corporate sponsorships for it were also put together with the help of Kanten Russell and Andy MacDonald, local pro-skateboarders.



Josh Utley of RMOB Revoked Skateboards & Co with 'I Never Leave OB' skateboard decks on sale at OB Hardware at 4871 Newport Ave. COURTESY PHOTO

"A lot of us who put in that effort (Robb Field Skateboard Park) are the original founders of the company (RMOB) which was at first a clothing company because we had access to screen printing

and stickers at Point Loma High," noted Utley adding, "There is a lot I want to do with helping people in the community: That's what we've always aimed to do."

The prospect of skateboarding in the future has never looked better. And the answer why is simple, according to Utley. "It's affordable, it's efficient and it's environmentally friendly," he concluded.

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QUIETER HOMES MILESTONE

San Diego County Regional Airport Authority has announced the completion of 5,000 sound-insulated homes through its Quieter Home Program. The Quieter Home Program is San Diego International Airport's residential sound insulation program in which certain residences around SAN, as determined by the Federal Aviation Administration, may be eligible for sound insulation treatments to mitigate aircraft noise. Eligible homes may receive retrofitted exterior doors and windows, installation of a ventilation system, and other items such as weather stripping and caulking around openings, reducing noise levels by at least five decibels inside the home and providing a noticeable noise reduction. Since its inception, the Quieter Home Program has retrofitted 5,000 single-family and multi-family residences immediately east and west of the airport, including the neighborhoods of Bankers Hill, Point Loma, Ocean Beach, South Park, and Golden Hill.

"Reaching this milestone is a tremendous accomplishment for our community, the Quieter Home Program team, and its contractors," said Kimberly Becker, Airport Authority president and CEO.

Read more online at sdnews.com



Bruno Elias and Martin Robles opened ChickenHeadz two years ago.

DAVE SCHWAB/PENINSULA BEACON

ChickenHeadz keeps on cluckin' - has Cornish hens for holidays

By DAVE SCHWAB | The Beacon

It was a real leap of faith for Martin Robles and Bruno Elias, longtime Hodad's employees, to break out on their own opening their own restaurant in the middle of the pandemic.

But two years later, they're celebrating their anniversary at ChickenHeadz at 5026 Newport Ave. Both credit their experience at Hodad's for their initial success.

"The transition wasn't too bad," said Robles noting, "We learned so much from Hodad's and Shane (owner). That was the best training, dealing with the biggest lines on Earth (Hodad's). So it wasn't that big a difference dealing with rushes over here."

Jeremy Diem, Hodad's president/CEO, said Robles and Elias left with their blessing. "Bruno told us, 'Hey man, Martin and I are just trying to do our own thing.' And for me, it was just like seeing one of your boys make it to the major leagues. It was just really cool to see them take that leap of faith, cross their fingers, and go, 'I hope this works.'"

Added Diem, "And they did it during the craziest year in restaurant history. The only way to do it (starting your own business) is through experience. You can't do it by reading a book. It's just so rad to see these guys successful. They will always have our support. They are still part of our family."

ChickenHeadz has their holiday special available throughout December, a 2 ½ to 3-pound Cornish hen, served with two classic sides, and Texas toast, on special for \$15.

Robles and Bruno pride themselves on their food quality. "We have all our same menu items, but all our sides are made in-house," he said. "For the past few months,

CHICKENHEADZ

Where:

5026 Newport Ave.

Contact: chickenheadzsd.com,
619-222-2449.

we've been doing fresh, hand-cut French fries. We don't even have a freezer. Everything is made from scratch. And we proudly serve those things."

Would the restaurant duo advise others to take a chance in starting their own eatery? "I would," said Elias noting, "OB is such an untapped little part of town. I would like to see someone try and bring some new tastes, more variety of things, to OB. People should give it a try."

"Sometimes you need to take a gamble," concluded Robles. "You don't want to look back and have to say, 'I should have tried it, I should have done this.' At this point, it has worked for us. We're doing something right. We took that little leap of faith, just gave it a shot."

Robles and Elias were both a little surprised by the sudden inflationary cycle, which has led them to switch temporarily from lunch and dinner to dinner only. Elias noted they are also now closed on OB Farmers Market days on Wednesdays. "We weren't expecting Wednesdays to be slow, but there is such a variety of yummy food available on the streets," he said. "So we decided that would be our day to be closed."

"The goal in 2023 is to be open for lunch and dinner," added Robles pointing out ChickenHeadz has "stayed pretty true to our menu. We do have some good things (menu items) that are going to come out in time."

Read more online at sdnews.com

ChickenHeadz has Cornish hens, served with two classic sides, for the holidays.

DAVE SCHWAB/PENINSULA BEACON

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Newbreak.church/christmas/

San Diego Craft Collective in Liberty Station offers skilled craft education

By DAVE SCHWAB | The Beacon

Billed as your creative space, San Diego Craft Collective in Liberty Station is exactly that.

Catering to both professional-level woodworkers and aspiring people in the community alike, nonprofit SDCC at 2590 Truxton Road offers skilled craft education to those otherwise not able to purchase tools and machines, or have no access to such facilities and instruction. SDCC is committed to creating a safe, educational, and inspiring learning space for both children and adults using safe materials and practices.

“Our mission is to teach crafts and woodworking classes to the community offering active workshops, scholarships, and flowshops all centered on crafts and creating for individuals of all ages and backgrounds,” said Steffanie Dotson, SDCC founder/president and a woodworker by trade who went to SDSU where she studied furniture design.

Dotson got into teaching woodworking because “I noticed this disconnect between young people and retired people, some

of whom didn’t even know how to read a tape measure. They’ve always wanted to do woodworking, but never had the chance so I thought, ‘We really need to bridge that gap.’ That’s how the craft collective was born.”

Dotson looked all over San Diego to find the perfect creative space for woodworking, and found it in Liberty Station, which she described as being “vibrant and family-friendly with lots of foot travel and an arts district.”

Located in the Dorothea Laub Music and Arts Center, SDCC offers a full woodworking shop, and a ceramics studio and has plenty of space to rent out to craft instructors, one example being fused- and stained glass. “We have a textiles program that includes fiber arts,” noted Dotson adding, “There really is a lot happening in our 2,300-square-foot space. We also have a garden program.”

The craft collective serves a broad range of clients, from children as young as age 2 to adults of all ages. “We get kids into spaces and show them how you work with your hands in an organized way,” said Dotson. “We also have a ton of camps and

SAN DIEGO CRAFT COLLECTIVE

Where: 2590 Truxton Road #106.

Contact: www.sandiegocraft.org, 619-273-3235.

after-school programs for school-age kids and teens.”

Noting adult craft classes are mostly on the weekends, Dotson pointed out that gives working adults “a taste of woodworking through different classes. Another thing we do at the craft collective that is really unique is we scale education to people’s needs.

For example, we have one person who comes in who has suffered a stroke, and he is taking private lessons on how to do woodworking with the good hand that he has. We also offer programs for children and adults with autism.”

Pointing out that woodworking and crafting are “absolutely therapeutic activities,” Dotson noted studies have shown that such classes “combat anxiety” while being “very meditative and calming.”

An upcoming Christmas craft being taught at SDCC is a workshop on organic gingerbread house making starting on Dec.



Participants create in the woodworking class for kids at San Diego Craft Collective. COURTESY PHOTO

18. There are also craft classes geared specifically toward women.

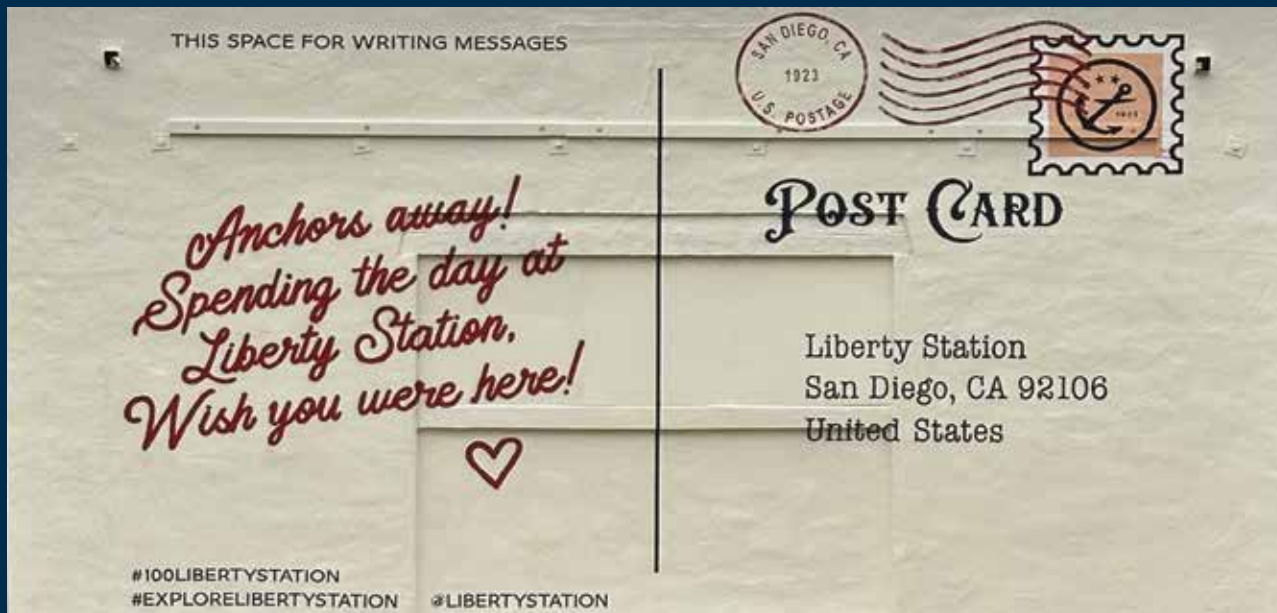
“We have a woodworking class that really empowers women and non-gender conforming persons in the woodshop,” said Dotson adding she’s committed

to teaching woodworking and crafting because “this is a passion of mine. I find that crafts and creating are nice outlets to help people slow down and create something beautiful with their hands. And, I’m always looking for ways to give back.”



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COMPASS

Re-starting a Neighborhood Watch group in north Sunset Cliffs area

By JUDI CURRY | The Beacon

Many moons ago, the Sunset Cliffs north area had a neighborhood watch. In the past few months, several members of the community got together and thought that it should be revisited. Gary Werchak and Teri Moraga contacted Officer David Surwilo, the community relations officer for the Western Division of SDPD, to discuss reforming the group. The thought was that if they could find someone who had already started a group it would make the procedure easier and eliminate some of the problems that the other groups might have faced as they set up their watch program.

The group was fortunate to have Rosamaria Acuna suggested because she helped set up the Sunset Cliffs South Neighborhood Watch group and it is successful. The three of them, and I, met at Werchak's to discuss how to go about beginning the watch group in our area. The final suggestion was to hold a meeting for those interested in joining the group. Acuna went into action. Invitation cards were designed, printed, and mailed to those people in the area we had targeted for the watch group. Moraga



Rosamaria Acuna, Judi Curry, Gary Werchak, and Officer David Surwilo at the Neighborhood Watch meeting.

COURTESY PHOTO

made contact with a variety of people and secured an email address for those who wanted to respond to the invitation. And Werchak? He pulled everything together from what was being produced by the neighbors.

We had our first meeting at the Hervey Library in late November. About 35 people came and enjoyed some treats while Surwilo explained the procedure to start the group. He emphasized many times that one cannot use social media as the basis for what is going on in the neighborhood. He said that if you really want to know what is going on, go to crimemapping.com and find out the real story. Sometimes people repeat what others have posted on social media, and it seems like there are twice as many incidents as actually took place. There are some things that should be shared, but sometimes things shared are inaccurate and shed a wrong light on those activities.

Our area has several areas of concern: The number of people attending "classes" on the cliffs; people camping in front of residences; street lights not working; break-ins, etc. Surwilo stated that we do not have any big issues facing us like some other areas – gang houses, drug houses, etc. (He did mention that a few years ago a drug house that was up the street from me was shut down.)

He mentioned that seasons also increase – or decrease – the crime all over the city. For example, during the winter we keep windows and doors closed because it is cold. Even when we go out, we close everything up, but in the summer we keep our

windows and doors open, and many times when we go to the store for just a "minute" we do not lock the windows or doors, and this is a direct call to the thief to come in and take a look. (I must admit that if I go to the market for just "a few things" I don't close my windows. I will now.)

We found out how much the park rangers are responsible for patrolling the areas – Sunset Cliffs, the parking areas, etc.

We heard how important it is to report things that are going on because it builds up a log that alerts the police that something is amiss. The phone number to call for the park rangers is 858-581-9982 for infractions they are responsible for quelling. The phone number for the non-emergency police report is 619-692-4800. Of course, in an emergency call 911.

Basically, this first meeting was to see about setting up a Neighborhood Watch in our area. Sign-up forms were given to each person attending and at the end of the session, Surwilo answered questions from the audience. There was certainly interest in forming the group by those who were in attendance, and I think that in the next few weeks a group will be established. If you missed the meeting but would like to be a part of the Sunset Cliffs Neighborhood Watch, send an email to SunsetcliffsSNW@gmail.com and we will contact you for the next meeting. If nothing else, it was a wonderful experience meeting our neighbors. Let's keep the lines of communication open. It will make a difference.

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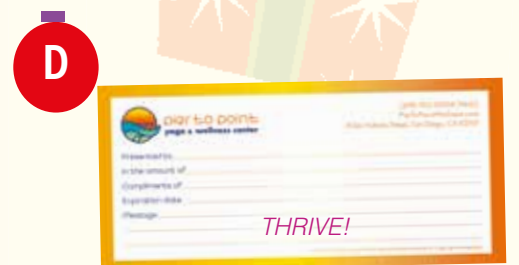
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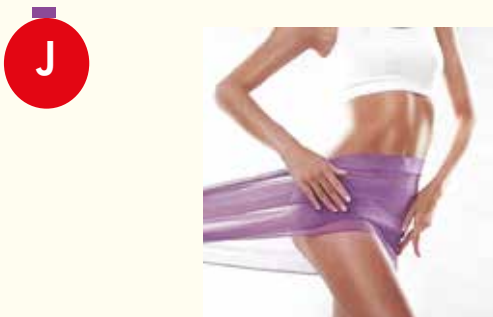
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Happy OB Holidays!
from the Beacon

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Send ‘Letters for Santa’ at Yuletide mailbox on Newport Avenue

By DAVE SCHWAB | The Beacon

He’s making a list – and checking it twice. And Santa will try to answer the requests for presents, from those both “naughty” and “nice,” which he receives from children in his Ocean Beach “Letters for Santa” mailbox.

The OB Yuletide mailbox was sponsored once again this year by Ocean Beach Business Center. Santa’s address at the North Pole hasn’t changed. But OBBC has, with the business center having moved at the end of this year from 4876 Santa Monica Ave. to the popular indoor mall at 4967 Newport Ave., suites 10 and 12

In recent years, husband-and-wife team Jo and Chris Peregoy, co-owners and operators of OBBC, have set up a “Letters for Santa” mailbox in front of their place of business.

“Santa drops off his mailbox every year right after Thanksgiving,” noted Jo Peregoy adding, “Since he vacations in OB, he leaves his box to collect all the letters from the kids of OB. He takes the letters back to the North Pole with him, and responds back to each child, so long as the letters are in the mailbox before Dec. 10. Santa writes his response letter, stamps the envelope with his official North Pole stamp, and sends the letter back to each child, to be received before Christmas.”



A family prepares their letters for Santa at the Ocean Beach Business Center.

COURTESY PHOTO

Added Jo Peregoy: “Santa wants us to be sure we include a return address so that he can send back his letters. Santa’s mailbox will be available all the way up until Christmas for those wanting to send their letters, understanding that any letters dropped off after Dec. 10 may not receive an official Santa response in time for Christmas.”

And how has this year’s Letters for Santa response been compared to past years?

“Much more turnout this year,” replied Peregoy. “We have over 200 letters received at this point. Word has definitely gotten out and the response has been amazing. People from all ages and walks of life have come and sent a letter to Santa.”

Peregoy noted she and Chris

donate the pre-printed letter paper and envelopes, plus the stamps for mailing. “So, we are always open for donations to the cause and/or volunteers to help mail out all the letters,” she said.

The Peregoy’s Letters for Santa mailbox started out small and makeshift and has been evolving, getting larger ever since.

“At first we had a large Amazon

SOME LETTERS FOR SANTA

Santa,
Thank you for all that you do! I have one question. How do you deliver all the gifts in one night?
I would like the books The Wild Robot and the Wild Robot escapes.
Love,
Arianna Diaz

Dear Santa,
I was very good this year. I went to India by myself. I took care of my sister. Can I please have a blue iPad for Christmas? Thank you. My name is Avish.
I live in San Diego. I promise to be a good kid next year.
Love Avish to Santa.

box that we used that we spray painted to look like a mailbox,” said Jo Peregoy noting OB Town Council came to their rescue at the start after “hearing our pleas for raising funds for a legitimate mailbox, and they made a donation to help get this program going, to which we’re very thankful to them for the box.”

In explaining why Santa has an OB postal outlet, Jo said: “The running story we tell people is that Santa has a vacation home in OB, and we’re his local mailbox because we have mailboxes. So he picks up his mail here, and he writes letters from here so that way they have a local stamp.”

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Question: Can you explain The Community Assistance, Recovery, and Empowerment Act that Gov. Gavin Newsom signed into law and how it affects individuals with mental illness?



Shannon O'Neill Jones

Answer: The bill, SB 1338, creates "CARE Court,"

which aims to help California counties assist individuals struggling with mental health and substance abuse disorders by creating opportunities for assistance outside of conservatorships and local and federal institutions. Moving away from a system of involuntary hospitalization or incarceration, the CARE Act will allow individuals with psychotic disorders to be stabilized and housed in community-based care settings. The County of San Diego is working to launch the CARE Act by October 2023.

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The weekly meetings combine leadership opportunities, peer mentoring, and self-esteem building exercises. The group meetings range in size from 12 to 20 boys with an average ratio of 4 boys to 1 mentor.

The collaboration between the Optimists, Correia Middle School, and Boys to Men Mentoring is the first of its kind on the Peninsula and is creating a new model of community support for our young people. The Optimist Club of Point Loma's missions of supporting Peninsula youth, the local communities, and the Rosecrans flag program are hallmarks of the Club since it was established 68 years ago.

https://boystomen.org
https://www.pointlomaoptimist.com

PLNU freshman learning the ropes

By NOAH PERKINS | The Beacon

Point Loma Nazarene University freshman point guard, Kate Bobadilla (right), described her basketball origin story as universal. It began with her older brother, an outdoor hoop, and a sibling rivalry.

"My urge to be better than my brother started my love for basketball," Bobadilla said with a laugh. "I would get mad at my dad because he would always practice with my brother, but he would never practice with me; so, I would always challenge my brother and try to play him one-on-one."

Because of the limitations of girls' basketball in her hometown, Bobadilla, a native of Twentynine Palms, needed extra motivation from her brother, who she called one of her biggest influences.

"We [girls] are a very small basketball community," she said. "If we had the resources of a bigger city, more girls would play—I don't think many people get committed to the sport."

A four-year varsity player, Bobadilla walked into the Twentynine Palms high school gym, on day one, adept at putting the ball in the hoop. As a freshman, she averaged over 19 points per game. Had she not lost almost an entire season because of COVID, Bobadilla would have more than likely set the school record for points scored.

"Her ability to change pace offensively and get to the rim was very impressive," said Grace Ricafranca, PLNU assistant coach and recruiting coordinator. "As a lefty, she can make passes to teammates with both hands. What I really love about her game is her confidence."

Coming out of high school at 5 feet 5 inches tall – now listed, perhaps generously, at 5 feet 8



inches tall – Bobadilla was named Twentynine Palms athlete of the year three times and was first-team all-state in 2021.

"I speak often about her character," Ricafranca said. "Who she is and the work that she wants to put in is what's going to make her great – so I am really excited about her future."

Beyond what was lost in the stat book, the pandemic also created unique challenges for high school athletes at a critical time of development. The only way for Bobadilla to combat lost practices and games was to sharpen her skillset through individual drills and work ethic.

"COVID had a huge impact on everything," Bobadilla said. "We stopped practicing together, but we still had emails telling us what we should do individually. That year and a half without real competition; you can do cardio all you want but your stamina is not the same. It also made the recruiting process hard, but it gave me time to step away from the competitive aspect of basketball and recenter myself as to why I started playing."

"In the high school season, you get that opportunity to

really hone in on skill development," Ricafranca added. "You get those games taken away you don't get those back. As much as you can be at home working on things, it doesn't create the same experience as being able to play in five-on-five game situations – it was a hindrance not only for her but everyone playing high school at the time."

In the early stages of her freshman season with PLNU, Bobadilla has played sparingly and has struggled from the floor, shooting just five of 24 through the teams' first nine games. But there have been flashes. In a Nov. 12 loss to Cal Poly Pomona, Bobadilla made the most of her minutes, shooting three of five from beyond the three-point line.

"The adjustment to college has been really challenging but worth it," Bobadilla said. "I've struggled a bit adjusting to having a whole new coaching staff and figuring out how to play my game within their system."

"We are a little systemic with what we want to do," Ricafranca added. "For her in high school, it was a lot of dribble-drive and create, whereas here we have certain looks that we are looking for. With any freshman, it's continuing to learn what the role is for her in creating shots for herself and her teammates."

In limited minutes, shots have yet to fall for Bobadilla, but her approach on the defensive side of the ball, hounding opposing guards, has been reminiscent of a backyard game between her and her brother.

"What she is doing well is bringing good energy off the bench," Ricafranca said. "She is aggressive on the ball with a lot of pressure. She can create a lot of havoc for the guards she is defending. I am looking forward to exploring more of that while getting her acclimated to our system. She is going to be a good player when everything comes together."

The long-term expectations of Bobadilla are high. By her senior year, Ricafranca said of her game "she could be one of the best two-way players we could have at Point Loma."

Between now and then, it comes down to the work Bobadilla puts in.

Read more online at sdnews.com

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Numerous PLHS athletes named to fall all-league teams

BY SCOTT HOPKINS | The Beacon

The performance of many PLHS athletes was recognized when all-league teams were announced by the City Conference.

In football, the Pointers posted a 10-3 record, moving to the CIF Div. III championship game. Offense standouts Noah Turbeville (12th grade), Drake Cobb (12) and Brady Allen (11) were honored as first team All City League. Diego Huerta (12), Hunter Whitman (12), Jack Tuohy (12), Shaun Ducharme

(11) and Aaron Lee (11) achieved second team status. Lee was also named Kicker of the Year for his frequent touchback kickoffs and accurate placekicking which included a 46-yard field goal.

Defensively, Emmett Jacobson (12), Chase Lowary (12), Rocket Robinson (11), and Nathan Terzoli (11) earned first team listing. Second team members Cameron Lucas (12), Max Umberg (12) and Eli Montgomery (11) saw their efforts rewarded.

Lowary was also named Defensive Athlete of the Year. He

was credited with 57 tackles, 45 assists, 19 tackles for loss, 1.5 sacks, three quarterback hurries and two interceptions he returned for 69 yards.

League champion: University City.

BOYS CROSS COUNTRY

Manuel Correa (12) earned both Western League first team and Athlete of the Year honors. Micah Romaine Gleim (11) and Noah Snider (11) were named to the second team.

League champion: Point Loma.

GIRLS CROSS COUNTRY

Isabella Ramos (9) and McKenna Carroll (9) were named to the Western League second team.

League champion: Cathedral Catholic.

GIRLS FIELD HOCKEY

Goalkeeper for Bella Logan (12) was named first team All Eastern League while Ana Bolster (12) was named to the second team.

League champion: University City.



Bella Logan was named to the All Eastern League field hockey first team. The busy senior was the team's goalkeeper while also serving as the football team's manager. COURTESY PHOTO

Read more online at sdnews.com

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00046461 -CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 W BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: SUPERIOR COURT . TO ALL INTERESTED PERSONS: 1. Petitioner (name): JENNIFER MACIEL filed a petition with this court for a decree changing names as follows: Present name: a JENNIFER MACIEL to Proposed name: JENNIFER CARICO court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person objecting to the name changes described above must file a written objection that indicates 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 a. Date: 01-03-2023 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS, AND PENINSULA BEACON. Date: November 17 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: November 25, December 2,9 & 16

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00046624 -CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 W BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: SUPERIOR COURT . TO ALL INTERESTED PERSONS: 1. Petitioner (name): DANIEL CORTEZ filed a petition with this court for a decree changing names as follows: Present name: a DANIEL CORTEZ Proposed name: LACINDA DANIELA CORTEZ court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person objecting to the name changes described above must file a written objection that indicates 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 a. Date: 01-03-2023 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS, AND PENINSULA BEACON. Date: November 18 2022 JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025354 Fictitious Business Name(s) a. DOV MOR ATTORNEY SERVICES a. 4585 FARGO AVE. SAN DIEGO, CA 92117 Is registered by the following: a. DOV MOR This business is conducted by: AN INDIVIDUAL The first day of business was: 11/16/2022 Registrant Name: a. DOV MOR TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 18 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026163 Fictitious Business Name(s) a. 1 LOGISTICS GURU a. 7081 AVIARA DRIVE, CARLSBAD, CA 92011 Is registered by the following: a. GINA ANDERSON This business is conducted by: AN INDIVIDUAL The first day of business was: 07/01/2022 Registrant Name: a. GINA ANDERSON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 1 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025410 Fictitious Business Name(s) a. CHERYL HALL PROPERTIES,LLC a. 3940 GRESHAM ST, UNIT 133, SAN DIEGO, CA 92109 Is registered by the following: a. CHERYL HALL PROPERTIES,LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 05/19/2018 Registrant Name: a.CHERYL HALL PROPERTIES,LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DANA PETER HALL, MEMBER. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 18 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025179 Fictitious Business Name(s) a. BOARDWALKER a. 4955 NARRAGANSETT AVE, APT 24, SAN DIEGO, CA 92107 Is registered by the following: a.NATALIE MILLER b. LUCAS CULBERTSON This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: 03/01/2022 Registrant Name: a.NATALIE MILLER b. LUCAS CULBERTSON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 16 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025253 Fictitious Business Name(s) a. CONSERVENTI VALVE LLC a. 2860 WEST CANYON AVENUE, SAN DIEGO, CA 92123 Is registered by the following: a. CONSERVENTI VALVE LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. CONSERVENTI VALVE LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor ALAN D BENEVENTI, MEMBER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 17 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025724 Fictitious Business Name(s) a. CINRELLA MEDICAL SPA a. 6650 FLANDERS DR, STE F, SAN DIEGO, CA 92121 Is registered by the following: a.HUONG NGUYEN-MUTH b. HUY Ho c. TIET TRAN This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name: a.HUONG NGUYEN-MUTH b. HUY Ho c. TIET TRAN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 23 ,2022. ISSUE DATES: December 2,9 ,16 & January 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025723 Fictitious Business Name(s) a. RESPONSIVE THEORY a. 6650 FLANDERS DR, STE F, SAN DIEGO, CA 92121 Is registered by the following: a.HUONG NGUYEN-MUTH b. DER-EK NGUYEN This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: 05/01/2022 Registrant Name: a.HUONG NGUYEN-MUTH b. DEREK NGUYEN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 23 ,2022. ISSUE DATES: December 2,9 ,16 & January 6

SUMMONS CASE # 37-2022-00041900-CU-OR-CTL NOTICE TO DEFENDANT : CARLA GRISWOLD, CLAYTON GRISWOLD and DOES 1 through 10, in-

clusive YOU ARE BEING SUED BY PLAINTIFF: KAREN M. DUNCAN BONNER, TRUSTEE OF THE KAREN M. DUNCAN BONNER LIVING TRUST NOTICE! You have been Sued. The court may decide against you without your being heard unless you respond with in 30 days. Read the information below.You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. The name and address of the court is: SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, CENTRAL , 330 W BROADWAY, SAN DIEGO, CA 92101 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, is Stefan Seper, Hoffman & Forde, Attorneys at Law, 3033 Fifth Ave., Ste 400, San Diego, CA 92103 (619) 546-7680 NOTICE TO THE PERSON SERVED: You are served as an individual defendant. Date: 10/18/2022 Clerk, by , Jimmy Siharath Deputy (ISSUE DATES) December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026699 Fictitious Business Name(s) a. BRUSHWORKS PAINTING a. 1964 CHALCEDONY ST #8, SAN DIEGO, CA 92109 Is registered by the following: a.LOUIS WELLES MESSERVY This business is conducted by: a.LOUIS WELLES MESSERVY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor XIAOTANG LIN, MANAGER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 9 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026698 Fictitious Business Name(s) a. TERRE AT E PARK a. 437 E PARK AVENUE, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/04/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026697 Fictitious Business Name(s) a. TERRE AT S ANZA a. 310 S ANZA ST, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026700 Fictitious Business Name(s) a. TERRE AT LEXI a. 328 1ST STREET, EL CAJON, CA 92019 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026701 Fictitious Business Name(s) a. TERRE AT MADISON a. 1241-49 E MADISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026702 Fictitious Business Name(s) a. TERRE AT LINCOLN a. 415 S. LINCOLN AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026703 Fictitious Business Name(s) a. TERRE AT WELLS a. 304 N 1ST ST, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026667 Fictitious Business Name(s) a. ECO BADDY TATTYS a. 7851 MISSION CENTER CT, SUITE 330, SAN DIEGO, CA 92108 Is registered by the following: a.MADISON TOMSIC This business is conducted by: AN INDIVIDUAL The first day of business was: 5/1/2022 Registrant Name: a.MADISON TOMSIC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 23 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO.

2022-9026547 Fictitious Business Name(s) a. IN-NOVA PRO PAINTING a. 391 LOS SONETO DRIVE, SAN DIEGO, CA 92114 Is registered by the following: a.CARLOS GEOVANY MORATAYA ESTRADA This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.CARLOS GEOVANY MORATAYA ESTRADA TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 7 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026546 Fictitious Business Name(s) a. SAN DIEGO WUSHY CENTER a. 8898 CLAIREMONT MESA BLVD, SUITE G, SAN DIEGO, CA 92123 Is registered by the following: a. WUSHY UNITED, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 08/31/2021 Registrant Name: a. WUSHY UNITED, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor XIAOTANG LIN, MANAGER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 9 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026054 Fictitious Business Name(s) a. BRUSHWORKS PAINTING a. 1964 CHALCEDONY ST #8, SAN DIEGO, CA 92109 Is registered by the following: a.LOUIS WELLES MESSERVY This business is conducted by: a.LOUIS WELLES MESSERVY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 30 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026698 Fictitious Business Name(s) a. TERRE AT E PARK a. 437 E PARK AVENUE, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/04/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026699 Fictitious Business Name(s) a. TERRE AT S ANZA a. 310 S ANZA ST, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026700 Fictitious Business Name(s) a. TERRE AT LEXI a. 328 1ST STREET, EL CAJON, CA 92019 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026701 Fictitious Business Name(s) a. TERRE AT MADISON a. 1241-49 E MADISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026702 Fictitious Business Name(s) a. TERRE AT LINCOLN a. 415 S. LINCOLN AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026703 Fictitious Business Name(s) a. TERRE AT WELLS a. 304 N 1ST ST, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026667 Fictitious Business Name(s) a. HORIZON a. 466 W WASHINGTON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 5/1/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONORA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

LEGALS

CONTINUED FROM Page 16

CONTITUTIONS BUSINESS NAME STATEMENT FILE NO. 2022-0926705 Fictitious Business Name(s) a. VALLE AT ESCONDIDO a. 1204 N ESCONDIDO BLVD, ESCONDIDO, CA 92026 is registered by the following: a. MF PANDA VENTURE (CA) LLC this business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: A MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 18, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026706 Fictitious Business Name(s) a. PARK a. 740-86/835-29 E. MISSION AVE., ESCONDIDO, CA 92025 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY PANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor DEON-DRATED CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-0926707 Fictitious Business Name(s) a. VALLE AT MISSION a. 801-50 JUNIPER ST., ESCONCIDO, CA 92025 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY THE first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 18, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026708 Fictitious Business Name(s) a. TERRE AT CREEKSIDE
a. 9349-9360 CREEKSIDE CT, Santee, CA 92071 Is regis-
tered by the following: a. MF PANDA VENTURE (CA) LLC This
business is conducted by: A LIMITED LIABILITY COMPANY The
first day of business was: 10/3/2022 Registrant Name: a. MF
PANDA VENTURE (CA) LLC Title of Officer, if Limited Liability
Company/Corporation Title of Signor DEONDRA CEPHUS, SEC-
RETARY The statement was filed with Ernest J. Dronenburg,
Jr. Recorder/County Clerk of San Diego County on: DECEMBER
8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026709 Fictitious Business Name(s) a. TERRE AT LAKESIDE a. 12905 MAPLEVIEW ST, LAKESIDE, CA 90224 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 18, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026711 Fictitious Business Name(s) a. VALLE AT PARK a.
1511 GAYLAND ST, ESCONDIDO, CA 92027 is registered by
the following: a. MF PANDA VENTURE (CA) LLC This business
is conducted by: a. LIMITED LIABILITY COMPANY The first day
of business was: 10/3/2022 Registrant Name: a. MF PANDA
VENTURE (CA) LLC TITLE of Officer, if Limited Liability Compa-
ny/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY
The statement was filed with Ernest J. Dronenburg, Jr. Record-
er/County Clerk of San Diego County on: DECEMBER 8, 2022.
ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026710 Fictitious Business Name(s) a. VIDA a. 1070-90
E WASHINGTON, ESCONDIDO, CA 92027 Is registered by the
following: a. MF PANDA VENTURE (CA) LLC This business is
conducted by: A LIMITED LIABILITY COMPANY The first day
of business was: 10/3/2022 Registrant Name: a. MF PANDA
VENTURE (CA) LLC TITLE of Officer, if Limited Liability Compa-
ny/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY
The statement was filed with Ernest J. Dronenburg, Jr. Record-
er/County Clerk of San Diego County on: DECEMBER 8, 2022.
ISSUE DATE: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026722 Fictitious Business Name(s) a. CAIAVO a. 10850 JAMANCHA BLVD, SPRING VALLEY, CA 91978 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-0902672 Fictitious Business Name(s) a. STATE a. 49811
CATACTINO DR, SAN DIEGO, CA 91978 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022.
ISSUE DATE: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026724 Fictitious Business Name(s) a. VILLAS a. 3917 CONRAD DRIVE, SPRING VALLEY, CA 91977 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE Dates: December 16, January 6, 13 & 20

FICTITIOUS	BUSINESS	NAME	STATEMENT	FILE	NO.
2022-0926721	Fictitious	Business Name(s)	a. TERRE AT GRAVES	a. 1521 GRAVES AVE, EL CAJON, CA 92021	Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATE: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026720 Fictitious Business Name(s) a. TERRE AT BRADLEY a. 325 E. BRADLEY AVE, EL CAJON, CA 92021 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY THE first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY. The statement was filed with Ernest J. Dronenburg,

Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026718 Fictitious Business Name(s) A. TERRE AT E. BRADLEY
A. 360 E BRADLEY AVE, EL CAJON, CA 92021 Is regis-
tered by the following: a. MF PANDA VENTURE (CA) LLC This
business is conducted by: A LIMITED LIABILITY COMPANY The
first day of business was: 10/4/2022 Registrant Name: A. MF
PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability
Company/Corporation Title of Signor DEONDRA CEPHUS, SEC-
RETARY .The statement was filed with Ernest J. Dronenburg,
Jr. Recorder/County Clerk of San Diego County on: DECEMBER
8, 2022. ISSUE DATE: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-0926728 Fictitious Business Name(s) a. VALLE AT 9209 KENWOOD, 9209 KENWOOD DR, SPRING VALLEY, CA 91797 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRAS CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026726 Fictitious Business Name(s) a. VALLE AT 9151, 9151
KENWOOD DR, SPRING VALLEY, CA 91977 is registered by
the following: a. MF PANDA VENTURE (CA) LLC This business
is conducted by: A LIMITED LIABILITY COMPANY The first day
of business was: 10/4/2022 Registrant Name: a. MF PANDA
VENTURE (CA) LLC TITLE of Officer, if Limited Liability Compa-
ny/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY
The statement was filed with Ernest J. Dronenburg, Jr. Record-
er/County Clerk of San Diego County on: DECEMBER 8, 2022
ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9306723 Fictitious Business Name(s) a. VALLE AT FAIRWAY,
37423 FAIRWAY DRIVE, LA MESA, CA 91941 is registered by
the following: a. MF PANDA VENTURE (CA) LLC This business
is conducted by: A LIMITED LIABILITY COMPANY The first day
of business was: 10/4/2022 Registrant Name: a. MF PANDA
VENTURE (CA) LLC TITLE of Officer, if Limited Liability Compa-
ny/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY
The statement was filed with Ernest J. Dronenburg, Jr. Record-
er/County Clerk of San Diego County on: DECEMBER 8, 2022
ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026719 Fictitious Business Name(s) a. VALLE AT 9061 KENWOOD, 9061 KENWOOD,DR SPRING VALLEY, CA 91977 Is

registered by the following: a. MF PANDA VENTURE (CA) LLC
This business is conducted by: A LIMITED LIABILITY COM-
PANY The first day of business was: 10/4/2022 Registrant
Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if
Limited Liability Company/Corporation Title of Signor DEONDR
CEPHUS, SECRETARY .The statement was filed with Ernest J.
Dronenburg, Jr. Recorder/County Clerk of San Diego County on:
DECEMBER 8, 2022. ISSUE DATES: December 16, January
6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026725 Fictitious Business Name(s) a. VALLE AT 9121
KENWOOD, 9121 KENWOOD DR, SPRING VALLEY, CA 91977
is registered by the following: a. MF PANDA VENTURE (CA)
LLC This business is conducted by: A LIMITED LIABILITY COM-
PANY The first day of business was: 10/4/2022 Registrant
Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if
Limited Liability Company/Corporation Title of Signor DEONDRAS
CEPHUS, SECRETARY The statement was filed with Ernest J.
Dronenburg, Jr. Recorder/County Clerk of San Diego County on:
DECEMBER 8, 2022. ISSUE DATES: December 16, January
6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-0926747 Fictitious Business Name(s) a. MAR AT 203 LAUREL, 203 LAUREL AVE, NATIONAL CITY, CA 91950 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE Dates: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026736 Fictitious Business Name(s) a. MAR AT 203 LAUREL 151 LAUREL AVE, NATIONAL CITY, CA 91950 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: a. LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022.

ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026743 Fictitious Business Name(s) a. TERRE AT PEACH, 1019 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY

.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022.
ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026742 Fictitious Business Name(s) a. TERRE AT PEACH,
19037 PEACH AVE, EL CAJON, CA 92021 is registered by
the following: a. MF PANDA VENTURE (CA) LLC This business
is conducted by: A LIMITED LIABILITY COMPANY The first day
of business was: 10/4/2022 Registrant Name: a. MF PANDA
VENTURE (CA) LLC TITLE of Officer, if Limited Liability Com-
pany/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY
The statement was filed with Ernest J. Dronenburg, Jr. Record-
er/County Clerk of San Diego County on: DECEMBER 8, 2022.
ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
902674113038 PEACH AVE. EL CAJON, CA 92021 TERRE AT
PEACH,10388 PEACH AVE, EL CAJON, CA 92021 Is regis-
tered by the following: a. MF PANDA VENTURE (CA) LLC This
business is conducted by: A LIMITED LIABILITY COMPANY THE
first day of business was: 10/4/2022 Registrant Name: a. MF
PANDA VENTURE (CA) LLC TITLE OF OFFICER, if Limited Liability
Company/Corporation Title of Signor DEONDRA CEBIAS, SEC-
RETARY .The statement was filed with Ernest J. Dronenburg,
Jr. Recorder/County Clerk of San Diego County on: DECEMBER
8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

[illegible]

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026739 Fictitious Business Name(s) a. TERRE AT BOSTONIA, 1294 MOLLISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business

is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-
9026740 Fictitious Business Name(s): a. TERRE AT SANDAL-
WOOD, 708 N MOLLISON AVE, EL CAJON, CA 92021 is reg-
istered by the following: a. MF PANDA VENTURE (CA) LLC This
business is conducted by: A LIMITED LIABILITY COMPANY The
first day of business was: 10/4/2022 Registrant Name: a. MF
PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability
Company/Corporation Title of Signor DEONDRA CEPHUS, SEC-
RETARY The statement was filed with Ernest J. Dronenburg,
Jr. Recorder/County Clerk of San Diego County on: DECEMBER
8, 2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026744 Fictitious Business Name(s) a. TERRE AT BALLANTYNE, 542-548 BALLANTYNE ST, EL CAJON, CA 92020 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRAS CEPHUS, Secretary .The statement was filed with Ernest J. Drennonburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022. ISSUE DATES: December 16, January 6, 13 and 20, 2023.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026745 Fictitious Business Name(s) a. TERRE AT COPLEY 2765 BALLANTYNE ST, EL CAJON, CA 92020 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022 ISSUE DATE: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-09026745 Fictitious Business Name(s) a. TERRE AT MOLLISON 233 N MOLLISON AVENUE, EL CAJON, CA 92021 is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, 2022 ISSUE DATE: December 16, January 6, 13 & 20



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MONIKER GROUP ACQUIRES THE CRAFT CREAMERY

Moniker Group, which owns and operates more than a dozen businesses in Liberty Station, has assumed ownership of The Craft Creamery at 1302 Rosecrans St. in Point Loma. The Craft Creamery offers “scoops on tap,” serving flavors from independent creameries across the U.S. Originally founded by local aerospace engineer Alex Bock in 2021, the ice cream shop’s

unique business model was inspired by his appreciation for craft beer bars, whose tap lists highlight the industry’s top talents.

Under Moniker, the Craft Creamery will maintain its rotating lineup, sourcing flavors from roughly 50 of the nation’s top creameries, including Molly Moon Ice Cream (Food & Wine’s No. 1 Best Ice Cream Spot in the U.S. in 2022), Petersen’s Ice Cream (Chicago’s old-fashioned parlor,

which opened in 1919), and Reed’s Dairy (a 1960s family-owned dairy farm out of Idaho).

“Sometimes you get to build the dream from scratch and sometimes you get to pick up and carry someone else’s,” said Ryan Sisson, Moniker founder/CEO. “In this case, we were asked to take a dream to what’s next, and we’re honored and excited to do just that. The opportunity to champion small batch artisans from all

over the U.S. and simultaneously offer San Diegans something totally unique and unprecedented in terms of a neighborhood scoop shop is what sealed the deal for me.”

Sisson will augment the 1,700-square-foot creamery property with the dual-concept addition of Moniker Coffee Co., the brew arm of the group’s flagship store, Moniker General.

HUNGRY DOG DASH

The Hungry Dog Dash sub-committee of Point Loma High School met on Dec. 14 to continue planning for the 11th annual PLHS Hungry Dog Dash Cross Country Team 5K Run on Sunday, Feb. 12, 2023.

The course for the run, beginning at 8 a.m., will be along one of San Diego’s waterways in Liberty Station in Point Loma.

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Sunset Cliffs \$3,900,000
A taste of Tuscany in Sunset Cliffs! This Mediterranean beauty is a refreshing change from the cookie cutter boxes. Perched above Sunset Cliffs, this stunner features 3 bedrooms, 3-1/2 baths, multiple living and dining spaces, eight sets of French doors, vaulted wood beamed ceilings, a wine cellar and so much more! The first floor living room has a fireplace and French doors leading to panoramic ocean view decks. The 2nd floor features a large family room with 14-foot ceilings and ocean views. In addition, there is a full apartment within the house which is perfect for extended family, guests, or a teenage retreat. You deserve the best!



WWW.4460NIAGARA.COM

Ocean Beach \$2,295,000
California coastal beauty high on the hill in Point Loma Heights! This gorgeous 4 bedroom, 4 bath stunner features a remodeled kitchen with stainless steel appliances and quartz counters, vinyl windows and sliders, high end laminate floors, formal dining room, fireplace, open concept family room, RV/boat parking and 2 car garage. Spacious bedrooms with two ensuites, one on first floor. Generous yards, succulent garden and the coolest outdoor shower/yoga/zen retreat you have ever seen. An entertainer's dream with multiple decks with views of the ocean, coastline, nightlights, fireworks, and OB's iconic palm trees. The place to be on the 4th of July! High above it all yet blocks to the beach, nightlife, cafes and dining. Come and get it!



WWW.4783PESCADERO.COM

Ocean Beach \$1,599,000
One of a kind property in coveted South OB. This 3 bedroom, 3 bath detached home features eat-in kitchen, updated baths, hardwood floors, great floorplan, 3 parking spots, and killer views. Sweet butterfly garden, private back yard, and multiple view decks make this home special and very unique. Tons of potential for development in fantastic neighborhood. 3rd bedroom has separate entrance. Just blocks to the beach, Sunset Cliffs, and restaurants. Sunset View school district. Enjoy sunsets, palm trees, and ocean views! Welcome home!



WWW.6741DELERN.COM

Allied Gardens \$875,000
Welcome home to this single story house, with attached garage, in a coveted pocket of Allied Gardens, just blocks away from the Community Park, Pool, and Library. This meticulously cared for home has one owner and is move-in ready. Highlights include: refinished 1950's Red Oak hardwood floors in the living room, hallway and bedrooms; oversized primary bedroom with en-suite; wood burning fireplace. A mature Chinese Elm is the centerpiece of the backyard, which offers shade for outdoor entertaining on the vinyl deck and facilitates a heavenly afternoon breeze. The home is located on an active part of Delfern St, with neighbors regularly hosting BBQ's and celebrating annual festivities together. Welcome to the community!

Ocean Beach Real Estate Expert

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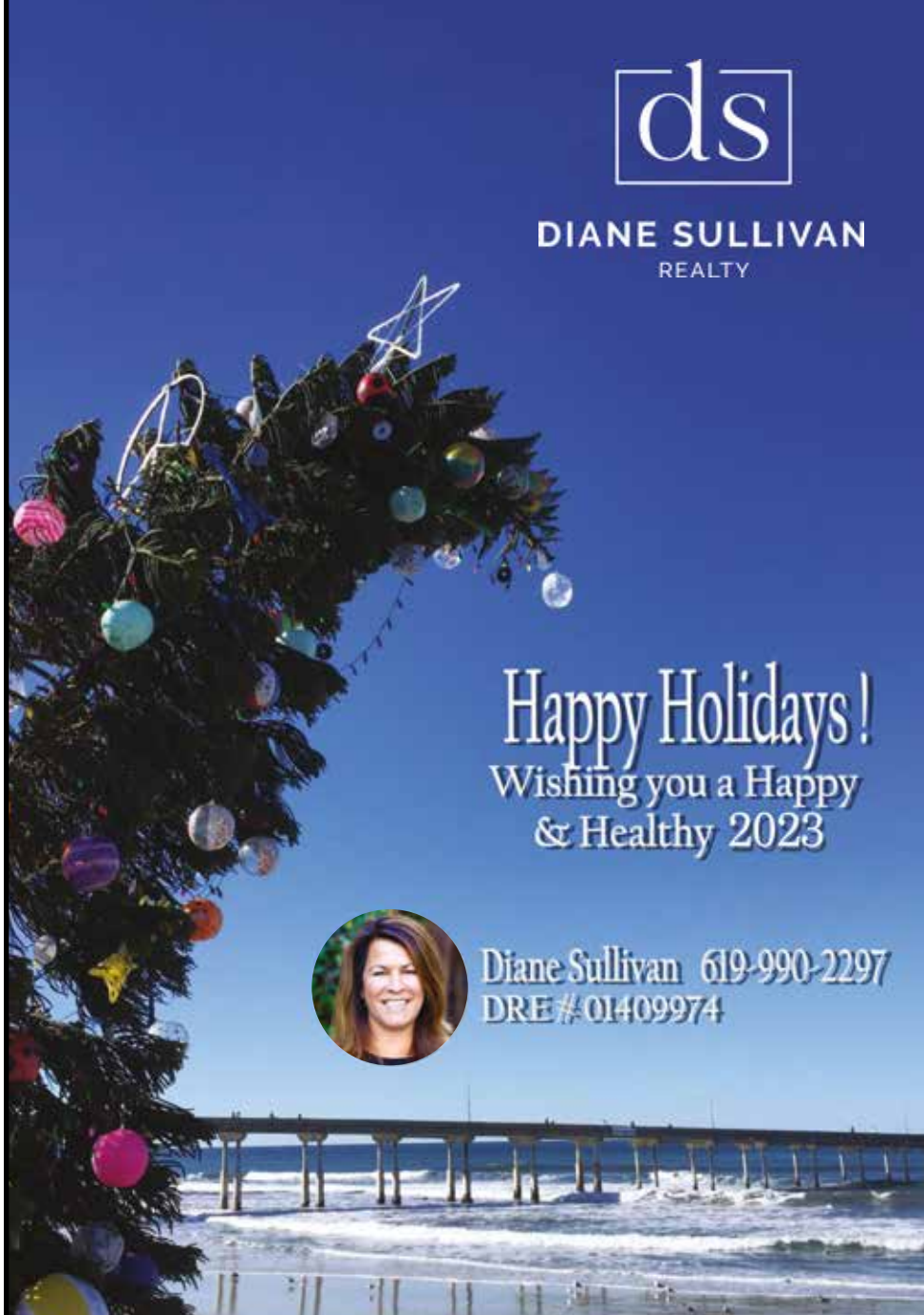
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Amazing OCEAN & SUNSET VIEWS from this Greek-inspired custom-built 3198 sq. ft. home offering an elegant beach lifestyle with all the quality features you expect PLUS 3 short blocks to the ocean. Incredible indoor/outdoor living - open light-filled gourmet kitchen, with counter island, opening to large family room with fireplace, PLUS additional built-in kitchen w/counter dining in backyard. Spacious primary bedroom has en-suite bath, spa tub, separate shower, & large granite-topped vanity w/double sinks PLUS large custom walk-in closet w/white light. Relax in the evenings on the extra-large rooftop deck with 360-degree views of the ocean and surrounding area, or choose the balcony steps from primary bedroom for sunset views.

SUNSET CLIFFS 3+ BDRM/2BA \$1,550,000
Best time on the market in over 40 years! Fabulously located single-level home in Upper Sunset Cliffs Almost equivalent to the Pacific Ocean and the San Diego Harbor. This 3681 plus One/2BA home boasts 1760 square ft. of living space all on a sprawling 6380 square foot lot with a sunny pool and 1800 sq. ft. shed! Interior features include recessed lighting, hardwood flooring under the carpet, granite counters in the kitchen, a handsome brick fireplace in the family room and a separate dining area, den, and laundry room with tandem hot water heater. This property has great curb appeal with the neatly manicured lawn, and you'll love the detached 5000 sq. ft. garage plus 400 sq. ft. carport and alley access! Silvergate Elementary School boundaries.

OCEAN BEACH 2-BDRM \$1,199,999
Classic Single level 2-bedroom Beach Bungalow, located in one of CB's best blocks. Completely remodeled in 2017. 2803 SF Corner Lot. Up the hill w/ Wonderful ocean breeze, pride of ownership & strong community mean a great place for all! Features ocean views & San World fireworks from your own porch w/ing! Oriented wrap around yard w/multiple lounge areas for entertaining, play or dog area & abundant fruit trees! garage + Adm parking! This is a special find in CB!

POINT LOMA 1 BEDROOM \$475,000
Beautiful Point Loma, highly desirable Reservoir Pacific Side Condo! Upgrades include newer dual pantries! windows, laminate flooring, granite counters & stainless appliances. This interior view unit is light & bright! Enjoy the tropical setting and Pool views. Cited community, heated pool, spa, sauna, gym, game room, sand volleyball, tennis courts, BBQ's, clubhouse, & hot pond. Assigned parking & storage included! Close to shopping & transportation, only 1.5 miles to Ocean Beach! FHA/VA approved.



HOME FOR THE HOLIDAYS!

Wishing you and yours a healthy and joyful holiday season!
May the magic and the wonder of the holiday season stay with you
throughout the coming year. My business is a success because of loyal
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HAPPY HOLIDAYS!

WE ARE VERY
GRATEFUL FOR
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CLIENTS AND
THIS SPECIAL
COMMUNITY



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