

1 Gregory J. Borawski, Esq. (SBN 248317)  
Courtney L. Bravo (SBN: 322171)  
2 BRIERTON, JONES & JONES, LLP  
3 1550 Hotel Circle North, Suite 300  
San Diego, CA 92108  
4 Phone: (619) 696-7066  
Fax Number: (619) 696-6907  
5 Email: courtney@bjjlaw.com

6 Attorneys for DESMOND DUARTE,  
Administrator

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9 **SUPERIOR COURT OF CALIFORNIA**  
10 **COUNTY OF SAN DIEGO**

11 In the Matter of the Estate of  
12 DENNIS DUARTE,  
13 Deceased.

Case No. 24PE001471C

NOTICE OF SALE OF REAL PROPERTY –  
2120 HOWARD AVE., SAN DIEGO, CA  
92114

[Probate Code §10300]

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17 NOTICE IS HEREBY GIVEN that subject to confirmation by this Court, on February 18,  
18 2025 at 9:00 a.m., or thereafter within the time allowed by law, DESMOND DUARTE  
19 (“Administrator”), in his capacity as Administrator of the Estate of DENNIS DUARTE (“Decedent”),  
20 deceased, will sell at private sale, on the terms and conditions hereinafter mentioned, all right, title,  
21 and interest the Decedent had at the time of his death and all right, title, and interest that the  
22 Administrator, on behalf of Decedent’s Estate, has acquired by operation of law or otherwise in the  
23 following real property of the Estate: 2120 Howard Ave., San Diego, CA 92104; APN: 445-401-15-  
24 00 (the “Property”).

25 The Property will be sold on an “as is” basis, without warranty as to its condition, subject to  
26 current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements  
27 of record.

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1 Bids or offers are invited for this property and must be in writing and will be received by KEN  
2 PECUS, at The Pecus Group with eXp Realty of California, Inc., 1019 Isabella Ave., Coronado, CA  
3 92118, and at any time after first publication of this notice and before any sale is made.

4 The terms and conditions of the sale are: the Property will be sold separately, cash or upon  
5 such terms as are acceptable to the Administrator, and approved by the Court, and the sale is subject  
6 to confirmation by the Court.

7 The Administrator reserves the right to reject any or all bids.

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10 Date: February 4, 2025

BRIERTON, JONES & JONES, LLP

*Courtney Bravo*  
By: COURTNEY L. BRAVO, Esq.  
Attorneys for Desmond Duarte,  
Administrator