

## Legal Notices-CAL

**Notice of Self Storage Sale**

Please take notice The Attic Self Storage located at 1300 E Lexington Ave El Cajon CA 92019 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur at the facility on 6/9/2025 at 11:30am. Unless stated otherwise, the description of the contents are household goods and furnishings. Carol Woodard Unit #B53; Michelle Cromwell Unit #C118; Rafael M Silva Unit #C84; Pamela Dahlheimer Unit #C93; Kiasha Thompson #C95. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See man-

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**Notice of Self Storage Sale**  
**East County Californian 5/23,30/2025-153006**

NOTICE OF LIEN SALE OF PERSONAL PROPERTY; ONE FACILITY - MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10115 Mission Gorge Rd. Santee, Ca 92071 06/17/2025 12:00 PM Gus Straightiff Jim Glenn Karen Brentano The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may

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**Notice of Self Storage Sale**  
**East County Californian 5/23,30/2025-153006**  
**CNS-3926596#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**5/30/25-153079**

NOTICE OF MOBILE HOME WAREHOUSE LIEN SALE Sale Location: 8661 Winter Gardens, Lakeside CA. 92040. Sale date JUNE 6, 2025 time: @11 AM Mobilehome description: 1970 MONTEREY; 56 X 20' Decal No. AAR5526, Serial Nos.1061X & 1061XU; HUD Label/Insignia Nos. A386275 A386274 Lien sale on account for: Linda K Cantrell and Robert E. La Flamme Jr. JTWS and any other occupant if any. The successful bidder shall be responsible for all costs, fees, liens and/or penalties incurred in or associated

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with transferring title of the listed mobilehome into his/her/its name. Additionally the successful bidder may be liable to the State of California for any lien attached to the listed mobile home provided for in California Health and Safety Code §18116.1 Payment in full is due immediately upon sale by cashier check. Coach is a Pull Out and buyer has 15 days to remove the MOBILE HOME. WINTER GARDENS Mobile Home Park is in compliance with section 7210 of the Uniform Commercial Code and Section 798.56a of the Civil Code of the State of Ca. gives notice that it has a lien on the property stored by you and held for your account, or in which you claim an interest, amounting at this time to the sum of \$8,707.77 and accrued daily until sale

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**NOTICE OF PUBLIC HEARING FOR THE FANITA RANCH PROJECT**

Notice is hereby given by the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at the **SANTEE CITY COUNCIL CHAMBERS**, at 10601 Magnolia Avenue, Santee, California at 6:30 p.m. on Wednesday, **JUNE 11, 2025**, or as soon thereafter as it may be heard. The public is invited to attend in person. The meeting will be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

**SUBJECT:** The Fanita Ranch project, a certified Essential Housing Project, proposes master-planned development on 2,638 acres consisting of up to 2,949 housing units comprised of detached and attached homes, commercial uses (up to 80,000 square feet), a school site, a fire station, parks, a farm and a Special Use area. Approximately 1,650 acres would be preserved and managed in a Habitat Preserve. If the school site is not acquired for school use, the site may be developed with 59 units, for a total of 3,008. Development would be distributed into three villages. Each village would be defined by its location, unique physical characteristics, and mix of housing types and uses. A proposed onsite trail system would connect to existing offsite trails in Sycamore Canyon Open Space Preserve, Goodan Ranch Regional Park, Mission Trails Regional Park, and Santee Lakes Recreation Preserve. Completion of three Santee General Plan Mobility Element streets (Fanita Parkway, Cuyamaca Street and Magnolia Avenue) are included in the proposed project.

At the public hearing, the City Council will be asked to consider the following actions:

1. Certify the Final Recirculated Revised Environmental Impact Report (EIR) including the Second Recirculated Sections for the Fanita Ranch project, adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in compliance with CEQA, by Resolution (Case File No. ENV-2025-0003, AEIS 2022-4, AEIS2017-11); and
2. Approve Vesting Tentative Map (TM-2025-0001) by Resolution to subdivide the subject property into lots; and
3. Approve the Development Plan and Development Review Permit (DR-2025-0001) by Resolution to provide conditions for future development of the property; and
4. Approve Conditional Use Permits (CUP-2025-0001; CUP-2025-0002) by Resolutions (2) to authorize the future development of two public parks located in the Fanita Ranch Commons Village (31.2-acre Public Community Park and 4.2-acre Public Neighborhood Park) and Conditional Use Permit (CUP-2025-0003) by Resolution to authorize the future development of a fire station.

**APPLICANT:** HOMEFED FANITA RANCHO LLC

**LOCATION:** The Fanita Ranch project site is located in the northern portion of the City of Santee (City) in eastern San Diego County. The site lies north of State Route (SR) 52 and west of SR-67 and would be accessed from the future northerly extensions of Fanita Parkway, Cuyamaca Street and Magnolia Avenue via Mast Boulevard. The project site is bordered by Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities to the west including Santee Lakes Recreation Preserve; open space/recreational areas including Goodan Ranch Regional Park and Sycamore Canyon Open Space Preserve to the north and west; City residential neighborhoods to the south and the unincorporated residential community of Eucalyptus Hills to the east. See attached map.

**ASSESSOR PARCEL NUMBERS:** 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01; 378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62; 380-040-43, 44

**ZONING/LAND USE DESIGNATION:** Planned Development (PD)

**ENVIRONMENTAL STATUS:** A Final Recirculated Revised EIR (State Clearinghouse Number SCH#2005061118), including Second Recirculated Sections of the Final Revised EIR will be presented to the City Council for certification in compliance with the California Environmental Quality Act (CEQA). Areas of significant and unmitigable impact that require a Statement of Overriding Considerations include Air Quality, Noise, Recreation, Transportation, and Utilities and Service Systems.

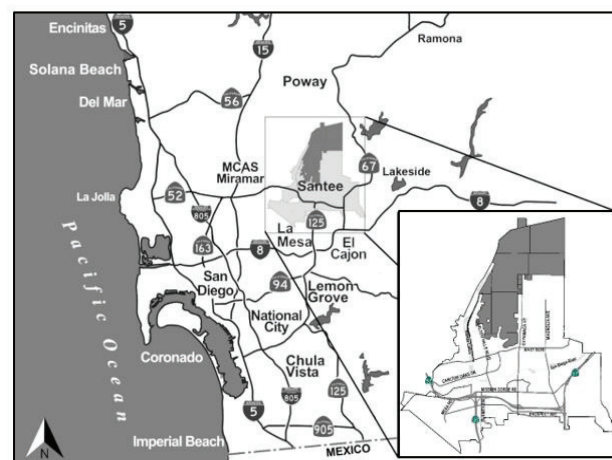
The purpose of this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed of the proposal prior to action by the City Council. The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure. A right to appeal a City Council decision is governed by the Code of Civil Procedure Section 1094.5. **At the subject hearing any interested party may appear and be heard.**

**ADDITIONAL INFORMATION:** If you have questions about the proposal, want to submit comments, or wish to discuss the project with staff of the Planning & Building Department prior to the hearing, you may contact Sandi Sawa, AICP, Planning & Building Department Director/City Planner at 10601 Magnolia Avenue, Santee, California, 92071, phone (619) 258-4100, extension 167 or e-mail [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov).

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raised during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

Fanita Ranch Project Location Map



East County Californian 5/30/2025-153479

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date of JUNE 6, 2025 @ 11 AM amount due may be payable by cashier check to LAKESIDE VIEW ES-TATES LLC Names published per Commercial Code §§7206 &7210. Coach may be viewed at 10 AM on sale date. Any questions pls call 619-390-0505 Abamex Auctioneers, Bond No. MS 2 7 3 - 8 0 - 1 5 , auctions@abamex.com 5/23, 5/30/25 **CNS-3926566# LAKESIDE LEADER ECC/Lakeside Leader 5/23,30/25-153097**

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sonal items, furniture, and clothing belonging to the following: Unit #F670 Cameron, Lindsey Martine Unit #F756 Schott, Jodi Unit #G1256 Mc Anally, Tamara 5/23, 5/30/25 **CNS-3926888# SANTEE STAR ECC/Santee Star 5/23,30/25-153138**

**Legal Notices-CAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU013067C**  
TO ALL INTERESTED PERSONS: Petitioner: R A N D Y S A A D EWDISH filed a petition with this court for a decree changing names as follows: R A N D Y S A A D EWDISH to R A N D Y S A A D ZAITONA. 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 07/02/2025 8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT** (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](http://www.courts.ca.gov/find-my-court.htm).) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 5/05/2025 Blair A. Soper

**Legal Notices-CAL**

**CITY OF LEMON GROVE REQUEST FOR PROPOSALS – PREAPPROVED ADU PLANS**

**NOTICE IS HEREBY GIVEN** that the City of Lemon Grove, California will accept proposals from qualified design professionals until 10:00 a.m., June 30, 2025 for the preparation of “pre-approved” Accessory Dwelling Unit (ADU) construction drawings. Proposals shall be submitted by email or hard copy to: City of Lemon Grove, Attn: Bill Chopyk, 3232 Main Street, Lemon Grove, CA 91945 [bchopyk@lemongrove.ca.gov](mailto:bchopyk@lemongrove.ca.gov)

The Request for Proposal (RFP) may be obtained by contacting Bill Chopyk [bchopyk@lemongrove.ca.gov](mailto:bchopyk@lemongrove.ca.gov) in the Community Development Department.

Published in the East County Californian on May 23 & 30, 2025.  
**East County Californian 5/23,30/2025-153237**

**Legal Notices-CAL**

Judge of the Superior Court **East County Californian- 153140 5/23,30,6/6,13/25**

**Legal Notices-CAL**

**NOTICE OF LIEN SALE OF PERSONAL PROPERTY - Extra Space Storage**, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 575 Fletcher Pkwy Ste 150 El Cajon CA 92020 Date and Time of Sale: June 17, 2025, at 11:30am Renee Solis Sebastian Tirado; Araceli Arrezola. 05/30/2025 The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/30/25 **CNS-3927060# EAST COUNTY CALIFORNIAN ECC 5/30/25-153155**

**Legal Notices-CAL**

**STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 10835 Woodside Ave, Santee, CA 92071 on 06/17/2025 @ 11:00am Josiah Taylor Steven L Eckert The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/30/25 **CNS-3927577# SANTEE STAR ECC/Santee Star 5/30/25-153187**

**Legal Notices-CAL**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 37-2023-00048625-CU-PA-CTL NOTICE TO DEFENDANT:**

**NOTICE OF SALE**  
The following is/are to be lien sold by Western Towing on June 10, 2025 @ 7182 El Cajon Blvd San Diego CA 92115 at 10:00am YEAR/MAKE/MODEL: 2013 AUDI Q5 VIN: WA1DGAFF9DA066225 PLATE: 7AMG609, CA YEAR/MAKE/MODEL: 2016 CAADILLAC CTS VIN: 1G6AR5SSXG0122531 PLATE: 9JQP729, CA **East County Californian 5/30/2025 -153395**

**Legal Notices-CAL**

dario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayunda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, San Diego, Central Division, 330 West Broadway, San Diego, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del

**Legal Notices-CAL**

abogado del demandante, o del demandante que no tiene abogado, es): BENJAMIN PRUM, ESQ., LAW OFFICE OF BENJAMIN PRUM, 71647 MIRAGE RD, RANCHO MIRAGE, CA 92270. PH: 619-309-8510 Date: 11/08/2023 Clerk, by (Secretario): E. Noriega Deputy (Adjunto) **NOTICE TO THE PERSON SERVED: You are served. East County Californian- 153191 5/23,30,6/6,13/25**

**Legal Notices-CAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU023431C**  
TO ALL INTERESTED PERSONS: Petitioner: RAFI AHADI filed a petition with this court for a decree changing names as follows: a) MOHAMMAD RABI MOHAMMAD RAFI to RABI AHADI b) MOHAMMAD SHABER MOHAMMAD RAFI to SHABER AHADI. 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 07/07/2025 8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT** (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](http://www.courts.ca.gov/find-my-court.htm).) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 5/06/2025 Maureen F. Hallahan Judge of the Superior Court **East County Californian- 152927 5/16,23,30,6/6/25**

**Legal Notices-CAL**

**STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1636 N Magnolia Ave. El Cajon, CA 92020 on 06/17/2025 @ 10:00am David Eugene Doyer, Jennifer Haros, Rogelio Barron The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 5/30/25 **CNS-3928308# ECC/El Cajon Eagle 5/30/25-153219**

**Legal Notices-CAL**

MOBILEHOME WAREHOUSE LIEN SALE; Sale Location: 10880 HWY 67 SPC 55 Lakeside CA. 92040 Sale date / time: JUNE 6, 2025 @1 PM. Mobilehome description: 1 9 7 6 C A N Y O N CREST; 48 x 24 Decal No. AAL3633. Serial Nos.A61912 & B61912 ; HUD Label/Insignia Nos. 2 3 7 6 7 7 & 237688. Lien sale on account for: KIMBERLY BENSON AND KEVEN MARSHALL BENSON AS JTWRs and any. The successful bidder shall be responsible for all costs, fees, liens and/or penalties incurred in or associated with transferring title of the listed mobilehome into his/her/its name. Additionally the successful bidder may be liable to the State of California for any lien attached to the listed mobile home provided for in California Health and Safety Code §18116.1 payment in full is due immediately upon sale by cashier check. Coach is a Pull Out and buyer has 15 days to remove the MOBILE HOME LAKESIDE VIEW ES-TATES LLC is in compliance with section 7210 of the Uniform Commercial Code and Section 798.56a of the Civil Code of the State of Ca. gives notice that it has a lien on the property stored by you and held for your account, or in which you claim an interest, amounting at this time to the sum of \$17,396.93 and accrued daily until sale date of JUNE 6, 2025

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**NOTICE OF SALE**  
The following is/are to be lien sold by Western Towing on June 10, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2016 FORD EXPLORER VIN: 1FM5K8F88GGC41121 PLATE: BZY7417, WA **East County Californian 5/30/2025 -153394**

**Legal Notices-CAL**

**STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1636 N Magnolia Ave. El Cajon, CA 92020 on 06/17/2025 @ 10:00am David Eugene Doyer, Jennifer Haros, Rogelio Barron The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 5/30/25 **CNS-3928308# ECC/El Cajon Eagle 5/30/25-153219**

**Legal Notices-CAL**

**SUMMONS (FAMILY LAW) (CITACION Derecho familiar) CASE NUMBER (Numero del Caso) 23FL010369E NOTICE TO RESPONDENT: (Aviso al Demandado): GILBERTO DE JESUS ESPINOZA GARCIA YOU HAVE BEEN SUED PETITIONER'S NAME IS: (Nobre del demandante): BEATRIZ ESPINOZA NOTICE! You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center ([www.courts.ca.gov/selfhelp](http://www.courts.ca.gov/selfhelp)), at the California Legal Services website ([www.lawhelpca.org](http://www.lawhelpca.org)), or by contacting your local county bar association. NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. AVISO! Lo han de-**

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@ 1 PM amount due may be payable by cashier check to LAKESIDE VIEW ES-TATES LLC. Names published per Commercial Code §§7206 &7210. Coach may be viewed at 10 AM on sale date Abamex Auctioneers, Bond No. MS 2 7 3 - 8 0 - 1 5 , auctions@abamex.com 5/23, 5/30/25 **CNS-3926900# LAKESIDE LEADER ECC/Lakeside Leader 5/23,30/25-153229**

**Legal Notices-CAL**

The following is/are to be lien sold by Western Towing on June 10, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am YEAR/MAKE/MODEL: 2017 JEEP COMPASS VIN: 3C4NJCBB1HT605856 PLATE: 605856X, CA **East County Californian 5/30/2025 -153396**

**Legal Notices-CAL**

The following is/are to be lien sold by Western Towing on June 10, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2016 FORD EXPLORER VIN: 1FM5K8F88GGC41121 PLATE: BZY7417, WA **East County Californian 5/30/2025 -153394**

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The following is/are to be lien sold by Western Towing on June 10, 2025 @ 7182 El Cajon Blvd San Diego CA 92115 at 10:00am YEAR/MAKE/MODEL: 2013 AUDI Q5 VIN: WA1DGAFF9DA066225 PLATE: 7AMG609, CA YEAR/MAKE/MODEL: 2016 CAADILLAC CTS VIN: 1G6AR5SSXG0122531 PLATE: 9JQP729, CA **East County Californian 5/30/2025 -153395**







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erty to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #F759 Sorensen, Chriss Unit #G1172 Carr, Jordan 5/30, 6/6/25  
**CNS-3929666# SANTEE STAR ECC/Santee Star 5/30,6/6/25-153345**

**BOAT LIEN SALE**  
1984 24' SAILBOAT  
MAKE: CAL  
HULL ID # CABZ0068M84C  
CF#2617UH  
LIEN SALE DATE: 6/17/2025 8:00 AM  
LOCATION: PIER 32 MARINA  
ADDRESS: 3201 MARINA WAY NATIONAL CITY CA 91950  
**EC Californian 5/30/2025-153088**

**NOTICE IS HEREBY GIVEN** the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. Any vehicles sold will be under Section 3071 of motor vehicle code. The Online bidding starts on 6/13/25 and ends at 9am 6/20/25. Full access to this auction can be viewed at [www.bid13.com](http://www.bid13.com). The undersigned will be sold by competitive bidding at BID13 on or after 6/20/25 at 9:00 AM or later, on the premises where said property has been stored and which are located at:  
**American Eagle Self Storage**  
8810 Cuyamaca Street Santee, CA 92071  
County of San Diego State of California

Belonging to:

1006 Bill Ball  
1099 Donald Gilliam  
2057 Michael Franchak  
3101 Danielle Linhares  
8106 Annabelle Mangiaruga

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.  
**Bid 13 HST License #864431754 EC Californian 5/30/2025-153349**

**Notice of Public Sale**  
Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on June 24, 2025, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : [www.storageauctions.com](http://www.storageauctions.com). Stored by the following persons, Ibrahim Ab-

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dulbaqi, Miguel Briones and Theodis Dennis. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.  
**East County Californian 5/30/2025-153467**

**Legal Notices-CAL**

T.S. No. 129816-CA APN: 383-415-07-00 NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/2/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/16/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/8/2007 as Instrument No. 2007-0530048 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: LISA M. CIBOROWSKI, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 9359 LETICIA DR, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and ex-

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penses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$301,266.28 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this case 2024-11332-GSE to find the date on which the trustee's sale was

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property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 129816-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 129816-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108  
**ECC/Santee Star 5/23,30,6/6/2025-152879**

T.S. No.: 2024-11332-GSE APN: 470-200-25-00 Property Address: 4951-4953 CLEARVIEW WAY, LA MESA, CA 91942 NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest

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bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Michael D. Baris, A Single Man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 10/31/2016 as Instrument No. 2016-0590439 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 6/13/2025 at 9:00 AM Place of Sale: Entrance of the East County Regional Center East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$401,281.52 Street Address or other common designation of real property: 4951-4953 CLEARVIEW WAY LA MESA, CA 91942 A.P.N.: 470-200-25-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property.

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You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11332-GSE. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11332-GSE to find the date on which the trustee's sale was

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held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/13/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Hunt- ington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 43699 Pub Dates 05/23, 05/30, 06/06/2025

**ECC/La Mesa Forum 5/23,30,6/6/2025-153130**

NOTICE OF TRUSTEE'S SALE TS NO. CA-25-1007554-CL Order No.: FIN-25000858 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/23/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Paul Joseph Hayes III and Patricia L. Hayes, husband and wife as joint tenants Recorded: 2/28/2017 as Instrument No.

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2017-0095103 and modified as per Modification Agreement recorded 4/17/2024 as Instrument No. 2024-0095762 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 6/27/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$454,051.87 The purported property address is: 10552 SANTANA STREET, SANTEE, CA 92071 Assessor's Parcel No.: 378-300-55-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007554-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the tele-



<div>Legal Notices-CAL</div> <div>phone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007554-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1007554-CL and call (866) 645-7711 or login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be ob-</div>	<div>Legal Notices-CAL</div> <div>tained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1007554-CL IDSPub #0248397 5/30/2025 6/6/2025 6/13/2025 <b>ECC/Santee Star 5/30,6/6,13/2025-153272</b></div> <div>NOTICE OF TRUSTEE'S SALE TS No. CA-25-1007597-AB Order No.: 250054469-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/5/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and ex-</div>	<div>Legal Notices-CAL</div> <div>penses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SHAWN KATTOULA, AND ANGELA KATTOULA, HUSBAND AND WIFE AS COMMUNITY PROPERTY Recorded: 4/12/2007 as Instrument No. 2007-0247703 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 6/27/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$540,661.52 The purported property address is: 1771 BURWELL LN, EL CAJON, CA 92019 Assessor's Parcel No.: 517-303-21-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for in-</div>	<div>Legal Notices-CAL</div> <div>formation regarding the trustee's sale or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007597-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007597-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-</div>	<div>Legal Notices-CAL</div> <div>1007597-AB and call (866) 645-7711 or login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1007597-AB IDSPub #0248429 5/30/2025 6/6/2025 6/13/2025 <b>ECC/EI Cajon Eagle 5/30,6/6,13/2025-153352</b></div> <div>NOTICE OF TRUSTEE'S SALE File No.: 24-262514 A.P.N.:501-092-05-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 21, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as</div>	<div>Legal Notices-CAL</div> <div>shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): JUDITH K. WALTERS, A MARRIED WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid, &amp; Crane LLP DEED OF TRUST Recorded on October 28, 2005 at Instrument No 2005-0938608 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 6/30/2025 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$678,364.62 (Estimated) Street Address or other common designation of real property: 4237 NORTH CORDOBA AVENUE, SPRING VALLEY, CA 91977. See Legal Description - Exhibit "A" attached here to and made a part hereof LEGAL DESCRIPTION - EXHIBIT A LOT(S) 219 OF CASA DE ORO AVOCADO ESTATE, UNIT #3, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2175, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 2, 1930. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above, if no street address or other common designation is</div>	<div>Legal Notices-CAL</div> <div>shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit the website <a href="http://www.servicelinkasap.com">http://www.servicelinkasap.com</a> using the file number assigned to this case 24-262514. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1,</div>	<div>Legal Notices-CAL</div> <div>2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call 866-684-2727 or visit the website <a href="http://www.servicelinkasap.com">http://www.servicelinkasap.com</a>, using the file number assigned to this case 24-262514 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Robertson, Anschutz, Schneid &amp; Crane, LLP Date: 5/22/2025 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT <a href="http://www.servicelinkasap.com">http://www.servicelinkasap.com</a>. FOR AUTOMATED SALES INFORMATION, PLEASE CALL 866-684-2727 The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A - 4843396 0 5 / 3 0 / 2 0 2 5 , 0 6 / 0 6 / 2 0 2 5 , 0 6 / 1 3 / 2 0 2 5 <b>ECC/EI Cajon Eagle 5/30,6/6,13/2025-153427</b></div>
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