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March 21, 2024
Please be advised, this communication is being made by this office as a debt collector on behalf of the Association to collect the debt described in this letter. Any information obtained will be used for that purpose.
NOTICE OF INTENT TO FORECLOSE
Via Personal Service
Richard M. Sheets
15420 Olde Highway 80 #3
El Cajon, CA 92021
Re: Meadows Homeowners' Acquisition Corporation/Sheets
Property Address: 15420 Olde Highway 80 #3
Account No. 21437
Our File No. 5075.3
Dear Owner:
This notice is being provided pursuant to Civil Code Section 5705. Please be advised that the Board of Directors for Meadows Homeowners' Acquisition Corporation ("Association") and "Original Creditor") has voted to approve the initiation of foreclosure of the lien recorded against the above-referenced property. Enclosed please find a copy of the signed Open Meeting Minutes

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approving the foreclosure. The Association's Board of Directors previously voted to approve foreclosure at an Executive Session Meeting. Also enclosed is copy of the Executed Notice of Default and Election to Sell that will be recorded in the County Recorder's Office and an account ledger showing the balance due to date.
If you would like to make arrangements to avoid foreclosure proceedings, please contact this office immediately.
The State Rosenthal Fair Debt Collection Practices Act and the Federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9:00 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not be use false or misleading statements or call you at work if they know, or have reason to know, that you may not receive personal calls at work. For the most part, collectors, may contact another person to confirm your location or enforce a

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judgement. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or www.ftc.gov.
Meadows Homeowners' Acquisition Corporation/Sheets
March 21, 2024
Page 2
NOTICE REQUIRED BY LAW: Please be advised, this communication is being made by this office as a debt collector on behalf of the Association to collect the debt described above. Any information obtained will be used for that purpose.
If you have any questions regarding your account, please do not hesitate to call our office.
Sincerely,
COMMUNITY LEGAL ADVISORS INC.
509 N. Coast Highway
Oceanside, CA 92054
VICTOR LOPEZ
THERESA MOSER
Assessment Collections Paralegal
victor@attorneyforhoa.com
theresa@attorneyforhoa.com
VL:s
Enc. Minutes & Notice of Default
THE MEADOWS HOMEOWNERS' ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2023
The Board met with the Membership live in the Social Room to conduct regular and on-going business.
ATTENDING BOARD MEMBERS:
Kathy Walkenhorst- President
Alane Haynes-Vice President
Mike Samyn- Treasurer
Sharon Horner- Secretary
Mary Lou Keener- Member at Large
Owners: no sign in sheet
Other: Hugh Maynard, HOA Manager
Call To Order:
Meeting called to order at 7:00 p.m. by Marty Cress
Pledge of Allegiance:
Marty led the attending members in a salute to the flag.
MINUTES- A motion was made (Sharon Horner), seconded and carried to approve the minutes from September 18, 2023 (Exec.) and September 18, 2023 (Open) as submitted.
A. OFFICERS REPORT
President (Kathy Walkenhorst) - Introduced the new Board for 2023-2024. Special thanks to volunteers in the park. This cooperation helps to build a

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great sense of community.
Treasurer- Mike Samyn gave an update to the members on the financial status of the HOA based on the financial report ending 10/31/2023. Total assets are \$626,210.82. Reserve allocation is \$534,807.51. Year to date the HOA is \$38,856.44 under budget.
The Board reviewed the October 31, 2023 financial report. Mike S. provided the Board a written summary of his (Oct 2023) Treasurer's report. Mike also prepared (and reviewed with the attending Members) a "Year to Date Summary Details" report. These reports will be submitted to the Membership by posting on, and, distribution through, the community web portal.
Pursuant to the requirement of cc 53880(b)6 the Board motions to approve PMC to make the transfers from Operating and Reserve Accounts dated October 31, 2023.
Secretary- Sharon Horner-Space #8 closed escrow Richard and Noreen Nash). Space #106 closed escrow (Harry and Denise Friedman). Nothing

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is for offered for sale currently. Spaces #73 and #190 are currently in escrow.
COMMITTEE REPORTS
Maintenance-Gary Craft
Gary highlighted his written report to the Board of Directors. Social/Welcome-June Crosby- Will be decorating the XMAS tree in the Social room on November 27 at 11 AM. The Notecatchers will be performing on December 3, 2023 @ 2PM. June asked for volunteers to help provide cookies for the Notecatchers Golf cart XMAS parade will be held on December 16, 2023. June stated she had some receipts to turn in for decorations and payment to the Notecatchers.
Emergency-Amy Noris-REMINDER
Event on October 28, 2023 or the Emergency Committee Fair was a huge success. Approximately 100 people attended. There were 73 drawing winners. The Committee worked very hard to turn in this fair. The Committee is also working on re-establishing the "phone tree"
Flea Market - Recent event was successful even though the weather did not cooperate.

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Library - Mary Smith - Someone put \$30 in the wall mounted deposit box. This donation box should just be removed as it is not needed and probably just confusing to some.
The Money was donated to the 4th of July picnic.
Kitchen - Annelvira Uberti - When renting the clubhouse for an event, please leave the facility as you found it, clean! This reminder will be placed in the next Breeze.
Gopher - Mike Clark - n/a
Communications - Bob Newton - n/a
Pool - Mike Kearney - n/a
ARCHITECTURAL REQUESTS - Mike Clark - Architectural Requests. Space #11 requested approval to install retaining wall/landscape. Approved. Space #24 requested approval to replace the home and install a walkway. Approved. Space #43 requested approval to replace windows and install new copper plumbing under home. Approved. Space #22 requested approval to paint driveway space. Approved. Space #216 requested approval to install new Fence. Approved. Space #83 requested approval to in-

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stall new Windows and plumbing under the house. Approved.
BUSINESS
A motion was made, seconded and carried to approve the 2024 Pro Forma Budget as submitted. There will be a 3.2% increase in dues.
A motion was made, seconded and carried to formally adopt Amendment 5 to the Rules and Regulations. This was disseminated to the Membership for 28-day review. All comments were taken into consideration prior to formal adoption.
Four (40) bids were gathered for weed (fire) abatement in various common areas. A motion was made, seconded and carried to accept the Fire Protect quote in the amount of \$2,950. A motion was made, seconded and carried to authorize up to \$500 for the purchase of a new pool and spa cover.
There is a new Civil Code requirement that says Members must have an inspection by the Fire Department prior to the sale of their home. They will be looking at "Defensible Space Requirements" mainly along roads and driveways. This is noted as Civil Code

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1102.9. Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the following properties; parcel# 396-042-51-42 & parcel #396-042-49-03

MEMBER FORUM - Actionable Items

NEXT MEETING: December 18, 2023 at 7:00 PM Live in the Social Room.

MEETING ADJOURNED - 8:23 PM 6/6, 6/13, 6/20, 6/27/25 **CNS-3931930#**

EAST COUNTY CALIFORNIAN

East County Californian 6/6,13,20,27/25-153583

NOTICE OF PETITION TO ADMINISTER ESTATE OF SILVENA AUGUSTA THATCHER

Case No. 25PE001517C

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SILVENA AUGUSTA THATCHER A PETITION FOR PROBATE has been filed by Debra Ann Thatcher in the Superior Court of California, County of SAN DIEGO. THE PETITION FOR PROBATE requests that Lisa MacCarley be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on July 2, 2025 at 1:30 PM in Dept. No. 502 located at 1100 Union St, San Diego CA 92101. Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and

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phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:

CHRISTOPHER R MILTON ESQ
SBN 220361
MILTON LAW
2626 FOOTHILL BLVD STE 200
LA CRESCENTA CA 91214
CN117539 THATCHER Jun 6,13,20, 2025

East County Californian 6/6,13,20/2025-153696

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO. 25CU028736C

TO ALL INTERESTED PERSONS: Petitioner: DENISE ABIGAIL CERVANTES filed a petition with this court for a decree changing names as follows: DENISE ABIGAIL CERVANTES to DENISE ABIGAIL ALBA. 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

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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 07/23/2025

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.)

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: 6/04/2025

Maureen F Hallahan

Judge of the Superior Court

East County Californian- 153834

6/13,20,27,7/4/25

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Numero del Caso) 25CU011318C

NOTICE TO DEFENDANT: (Aviso al Demandado):

SC SERVICES, INC., a California corporation, and DOES 1 to 50, inclusive

YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante)

FIFTH ELEMENT CONSTRUCTION, INC., a California Corporation, and ALPINIERI PROPERTIES, LLC, a California limited liability company

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 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 of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario 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 Ayuda de las Cortes de California (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 bienes 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), en el Centro de Ayuda de las Cortes de California, (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, County of San Diego, 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 abogado del demandante, o del demandante que no tiene abogado, es): TIMOTHY J. SULLIVAN, 110 JUNIPER STREET, SAN DIEGO, CA 92101; (619) 232-6846

Date: 03/05/2025

Clerk, by (Secretario): M. Manneh

Deputy (Adjunto)

NOTICE TO THE PERSON SERVED: You are served.

East County Californian- 154113

6/20,27,7/4,11/25

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SUMMONS (FAMILY LAW) (CITACION Derecho familiar)

CASE NUMBER (Numero del Caso) 25FL001585E

NOTICE TO RESPONDENT: (Aviso al Demandado):

NINA L. PERALTA

YOU HAVE BEEN SUED

PETITIONER'S NAME IS: (Nobre del demandante):

VICTOR PERALTA

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), at the California Legal Services website

(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 demandado. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado. A V I S O - L A S ORDENES DE RESTRICCION SE ENCUESTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la petition, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and ad-

Legal Notices-CAL

dress of the court is (El nombre y dirección de la corte es): SAN DIEGO EAST COUNTY DIVISION, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): VICTOR PERALTA, 12033 SHORT ST, LAKESIDE, CA 92040. (619) 431-6918

Date: 02/13/2025

Clerk, by (Secretario, por): L. Pineda

Deputy (Asistente)

EC Californian 6/20,27,7/4,11/2025-154159

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. NB-L-12411-25

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: NIRVANA WEIGHT LOSS & LASER., 554 BROADWAY, EL CAJON, CA 92021

(3) The location in California of the chief executive office of the Seller is: 7258 OCOTILLO STREET, SANTEE, CA 92071

(4) The names and business address of the Buyer(s) are: N&J AGE DEFY, 554 BROADWAY, EL CAJON, CA 92021

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 554 BROADWAY, EL CAJON, CA 92021

(6) The business name used by the seller(s) at said location is: NIRVANA WEIGHT LOSS

(7) The anticipated date of the bulk sale is JULY 10, 2025 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-12411-24, Escrow Officer: LISA EVANS

(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: JULY 9, 2025.

(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

Dated: JUNE 11, 2025

TRANSFEREES: N&J AGE DEFY, INC., A

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CALIFORNIA CORPORATION

ORD - 3 8 6 6 2 8 1

SANTEE STAR 6/20/25

ECC/Santee Star 6/20/2025-154165

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to California Civil Code § 798.56a and California Commercial Code §§ 7209 and 7210 that the following described property will be sold by Sahara Mobile Lodge, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to Sahara Mobile Lodge, payable at time of sale on Monday June 30, 2025, at 10:00a.m., at the following location: 1345 E. Madison Ave, Space 44 aka 1345 E Madison 44, El Cajon, CA 92021

The parties believed to claim an interest in the mobilehome are: Jean E. Reeves aka Jean Ellen Reeves and Patricia Lynn Roberts. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale to a third-party buyer the mobilehome must be removed from the Premises. The property which will be sold is:

MANUFACTURER: SKYLINE CORP

TRADE NAME: SKYLINE

MODEL NUMBER: SKYLINE

YEAR: 1980

H.C.D. DECAL NO: AAH2873

SERIAL NO.: 0171111N

The current location of the subject property is: 1345 E. Madison Ave., Space 44 aka 1345 E Madison 44, El Cajon, CA 92021.

The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is Forty-Three Thousand Ninety-Two Dollars and Seventeen Cents (\$43,092.17). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.

Dated: June 13, 2025

RUDDEROW LAW GROUP

By: Daniel T. Rudderow, Authorized Agent for Sahara Mobile Lodge

Contact: Renee' Bessett (949)565-1344

6/13, 6/20/25

CNS-3935185#

ECC/El Cajon Eagle 6/13,20/25-153882

MOBILEHOME WAREHOUSE LIEN SALE

Sale Location: 8661 Cypress Hills MHP LLC, spc 67, Lakeside CA. 92040, Sale date JULY 7, 2025 time: @11 AM

Mobilehome description: 1970 MONTERREY; 56 X 20' Decal No. AAR5526. Serial Nos.1061X & 1061XU; HUD Label/Insignia

<div>Legal Notices-CAL</div> <div>No s. A 3 8 6 2 7 5 A386274, Lien sale on account for: Linda K Cantrell and Robert E. La Flamme Jr. JTWRS and any other occupant if 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 Cypress Hills MHP LLC Mobile Home Park is in</div>	<div>Legal Notices-CAL</div> <div>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 date of JULY 7, 2025 @ 11 AM amount due may be payable by cashier check to Cypress Hills MHP 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 273-80-15, auctions@abamex.com 6/20, 6/27/25</div>	<div>Legal Notices-CAL</div> <div>CNS-3935959# LAKESIDE LEADER ECC/Lakeside Leader 6/20,27/25-154007</div> <div>NOTICE OF PETITION TO ADMINISTER ESTATE OF: TOBY LYNN JAMES CASE No. 25PE001598C</div> <div>To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: TOBY LYNN JAMES. A Petition for Probate has been filed by: RYAN STANLEY JAMES in the Superior Court of California, County of San Diego The Petition for Probate requests that RYAN STANLEY JAMES be appointed as personal representative to</div>	<div>Legal Notices-CAL</div> <div>administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the</div>	<div>Legal Notices-CAL</div> <div>authority. A hearing on the petition will be held in this court as follows: 07/09/2025 1:30p.m. Dept. 1603 1100 Union Street San Diego, CA 92101 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings. If you object to the</div>	<div>Legal Notices-CAL</div> <div>granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: RYAN STANLEY JAMES, 23627 SCARBERRY WAY, RAMONA, CA 92065. 619-647-2487. East County Californian 6/20,27,7/4/2025-154053</div>	<div>Legal Notices-CAL</div> <div>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 07/17/2025 8:00 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE</div>	<div>Legal Notices-CAL</div> <div>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.) 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: 6/05/2025</div>
<div>RESOLUTION NO. 056-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO LEVY, AS A SUCCESSOR AGENCY TO COUNTY SERVICE AREA (CSA) 69, A SPECIAL TAX WITHIN THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY BOUNDARY FOR FY 2025-2026 AND SETTING A PUBLIC HEARING</div>							
<div>WHEREAS, upon the dissolution of County Service Area No. 69 (hereinafter "CSA 69") on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority ("SLEMSA") assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter "CSA 69 Reorganization Boundary"); and WHEREAS, the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, as successors to CSA 69; and WHEREAS, the City of Santee is now responsible for levying a special tax within its territory located within the CSA 69 Reorganization Boundary; and WHEREAS, the special tax levied within the CSA 69 Reorganization Boundary provides funding for enhanced advanced life support ambulance transport services within the CSA 69 Reorganization Boundary; and WHEREAS, the City of Santee has determined that it is necessary to continue to levy this special tax within the CSA 69 Reorganization Boundary in order to continue to provide such extended services; and WHEREAS, there is an annual special tax levied against the parcels contained within the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2025-26, the increase in the consumer price index in the San Diego area is 3.12%. The annual special tax is assessed and included on the Property Tax bill for each affected parcel and previously was collected and transferred to CSA 69, but now will be collected and transferred, in part, to the City of Santee on the same schedule as the normal property tax payments; and WHEREAS, in light of the CSA 69 Reorganization, it is required that both of SLEMSA's Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally the specific parcels and special tax to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year; and WHEREAS, the City of Santee shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the levy of special tax for such extended service within the former CSA 69 Reorganization Boundary; and WHEREAS, on file with the City Clerk of the City of Santee is a copy of specific parcels and special tax to be levied within the City's territory within the CSA 69 Reorganization Boundary elucidating the number of parcels being levied and the amount of the proposed charges; and NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:</div>							
<div>SECTION 1. City Council adopts the Recitals set forth above as true and correct and accepts the parcels and special tax for the CSA 69 Reorganization Boundary service areas on file with the City Clerk of the City of Santee. SECTION 2. The City Council directs the City Clerk of the City of Santee to publish notice of a public hearing to be conducted on July 9, 2025 by the City Council of the City of Santee. The Public Hearing shall take place at 10601 Magnolia Ave., Santee, CA for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2025-26 special tax on parcels within the City's territory within the CSA 69 Reorganization Boundary. SECTION 3. The City Council directs the City Clerk of the City of Santee to publish a Notice of Public Hearing once a week for two weeks pursuant to Government Code Section 6066. Any person affected by the proposed special tax may submit written comments or protest to the City Clerk of the City of Santee at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the City Clerk at (619) 258-4100 Ext. 114 during the hours of 8:00am – 5:00pm, Mon-Thurs. ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of May, 2025 by the following roll call vote to wit: AYES: 4 NOES: 0 ABSENT: 1 APPROVED: JOHN W. MINTO, MAYOR ATTEST: JAMES JEFFRIES, CITY CLERK East County Californian 6/20,27/2025-154136</div>							
<div>NOTICE AND SUMMARY OF ORDINANCE 25-05</div> <div>ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 13, INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 13, APN 500-261-40)</div> <div>Notice is hereby given that on June 11, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") adopted Ordinance 25-05 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 13 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1"). The following is a summary of the adopted Ordinance: • The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1. • By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory. • The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1. The Ordinance was adopted by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and Director Raddatz absent.</div> <div>Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978. /s/ Shayna Rians, Board Clerk 6/12/2025 East County Californian 6/20/2025-154046</div>							
<div>NOTICE OF VEHICLE LIEN SALE</div> <div>The following Vehicle will be lien sold at 9:00 a.m. on July 03, 2025. Call # Year Make Model Color VIN License # State Engine No.# 3316151 2017 Nissan Pathfinder Blue 5N1DR2MNOHC694722 8YIJ295 CA Vehicles Location: 123 35th St, San Diego, CA 92102 3311795 2019 Honda HR-V Black 3CZRU5H19KG708360 8MJX153 CA Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054 3227457 2014 BMW 428i Blue WBA3N3C5XEK230872 9EBH567 CA Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911 3312736 2020 Chevrolet Colorado Black 1GCGSCEN0L1158741 28893G3 CA 3313066 2018 Ford Fiesta Silver 3FADP4EJ0JM139636 9JBG878 CA Vehicles Location: 3333 National Ave, San Diego, CA 92113 3311258 2015 Ford Explorer Black 1FM5K8AR4FGB13280 9EYF007 CA 3314850 2020 Kia Forte Black 3KPF34AD0LE182031 8PPU885 CA 3316217 2015 Honda Accord Black 1HGCR2F57FA084565 7JMC090 CA Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121 3313042 2013 Ford F-150 Blue 1FTEW1CM2DKD96614 54251R3 CA Vehicles Location: 9135 Olive Dr, Spring Valley, CA 91977 3311434 2018 Dodge Dart White 1C3CDFFH1GD821634 8WDZ382 CA Vehicles Location: 3801 Hickock St, San Diego CA 92110 EC Californian 6/20/2025-154096</div>							
<div>PUBLIC NOTICE</div> <div>A Public Hearing will take place on July 8, 2025 at 12216 Lakeside Avenue, Lakeside, CA 92040 for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2025-26 CSA 69 and the CSA 69 Reorganization Boundary charges on the part of the Lakeside Fire Protection District. Any person affected by the proposed charges may submit written comments or protest to the Board Clerk of the Lakeside Fire Protection District at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the Board Clerk at (619) 390-2350 Ext 002 during the hours of 7:00am - 4:00pm, Mon-Thurs. East County Californian 6/20,27/2025-154110</div> <div>ORDINANCE NO. 01-25</div> <div>ORDINANCE OF THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT INCREASING COMPENSATION OF DIRECTORS</div> <div>BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT ("District") as follows:</div> <div>Section 1. Health & Safety Code Section 32103(b) provides that the Board of Directors, by ordinance adopted pursuant to Water Code Section 20200 et seq., may increase the amount of compensation that may be received by board members in an amount not to exceed five percent (5%) for each calendar year following the operative date of the last adjustment.</div> <div>Section 2. Water Code Section 20203 requires that the ordinance increasing compensation must be considered after a public hearing and notice of the hearing shall be published in a newspaper of general circulation pursuant to Government Code Section 6066.</div> <div>Section 3. Notice of the public hearing was published once a week for two successive weeks with at least five days intervening between the respective publication dates with the period of notice commencing on the first day of publication and terminating at the end of the fourteenth day, all in accordance with Government Code Section 6066.</div> <div>Section 4. After the public hearing, the Board of Directors determined that each Director shall receive compensation of \$141.47 for attending compensable meetings of Board members, in accordance with Section BOD-11 of the Meeting Compensation Guidelines in the District Policy Manual.</div> <div>Section 5. This Ordinance shall become effective sixty (60) days after adoption and shall be published once a week for two (2) successive weeks, in accordance with Government Code Section 6066, in a newspaper of general circulation with the District.</div> <div>PASSED, APPROVED, AND ADOPTED by the board if Directors of the Grossmont Healthcare District at a regular meeting held on this 3rd day of June 2025 by the following roll call vote: AYES: Directors Ayres, Lenac, Hall, and Chadwick NOES: Director Farjood ABSENT: ABSTAIN: /s/ Robert "Bob" Ayres, President, Board of Directors ATTEST: /s/ Virginia Hall, RN, Secretary, Board of Directors EC Californian 6/13,20/2025-153824</div>							

Legal Notices-CAL

Legal Notices-CAL

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 1, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2020 HYUNDAI ELANTRA VIN: 5NPD84LF6LH514556 PLATE: BTOW88, CO
East County Californian 6/20/2025 -154016

EXHIBIT A

NOTICE OF INTENTION TO CIRCULATE RECALL PETITION

TO THE HONORABLE Alysson Snow:

Pursuant to Section 11020 of the California Elections Code, the undersigned registered, qualified voters of Lemon Grove, in the State of California, hereby give notice that we are the proponents of a recall petition and that we intend to seek your recall and removal from the office of Mayor of Lemon Grove, California, and to demand an election of a successor in that office.

The grounds for the recall are as follows:

Mayor Alysson Snow misled the people of Lemon Grove, putting our community at risk. She went to the Board of Supervisors, claiming the residents supported a low-barrier homeless encampment near our schools and homes without engaging them first. Snow campaigned by saying the encampment would house families with children and seniors, while in fact, it would house the mentally ill, drug addicted, and petty criminals. This could bring more homeless individuals to our city without necessary resources, increased sheriff presence, or assurances that Lemon Grove's own homeless will be helped.

Snow appears to ignore calls for a forensic audit despite an auditor warning of serious accounting errors and potential fraud. She appears to have had a political opponent detained at a public meeting. She allegedly used racial stereotypes against a community activist.

Alysson's decisions could endanger public safety, lower property values, and degrade our community. Snow does not appear to represent the benefits of the city. An overwhelming number of constituents have spoken up against this but seem to be ignored. Lemon Grove cannot afford any public official who does not represent the city's best interest.

We need a mayor who puts us first.

The printed names, signatures, and residence addresses of the proponents are as follows:

NAME	ADDRESS	SIGNATURE
Kristelle King	2243 Bonita St Lemon Grove, CA 91945	[Signature]
Bonnie Watson	1400 6th Street Lemon Grove, CA 91945	[Signature]
Vernon Wyatt	1875 Green Grove Lemon Grove, CA 91945	[Signature]
Victor Vega	3712 Main Street Lemon Grove, CA 91945	[Signature]
Victoria Vega	2912 New Jersey Ave Lemon Grove, CA 91945	[Signature]
Victoria Vega	2912 New Jersey Ave Lemon Grove, CA 91945	[Signature]
Keke Jones	8428 Golden Ave Lemon Grove, CA 91945	[Signature]
PERVON MANABUZ	5128 Golden Ave Lemon Grove, CA 91945	[Signature]
Shakendra Ray	1416 Dartmouth Dr. Lemon Grove, CA 91945	[Signature]
Randolph M. Ray	1716 Delmar Dr. Lemon Grove, CA 91945	[Signature]
Isabella Ray	1716 Delmar Dr. Lemon Grove, CA 91945	[Signature]
SIMMIE JOY SINGH	2005 Camino del Rio Lemon Grove, CA 91945	[Signature]
Bryan Salgado	8446 Golden Ave Lemon Grove, CA 91945	[Signature]
Jessica Mitchell	8303 Golden Ave Lemon Grove, CA 91945	[Signature]
Laurie Ghannam	2016 Cypress Ave Lemon Grove, CA 91945	[Signature]
JEFFERY SMIT	3176 ALVINE ST Lemon Grove, CA 91945	[Signature]
Mary Nicholson	6115 Denison Lemon Grove, CA 91945	[Signature]
Paul Rothery	1424 Camino Del Rio Lemon Grove, CA 91945	[Signature]
Paul E. Lutz	7233 Mt Vernon Lemon Grove, CA 91945	[Signature]
Bonnie J. Lutz	7233 Mt Vernon Lemon Grove, CA 91945	[Signature]
Darrel Estine	1416 Dartmouth Dr. Lemon Grove, CA 91945	[Signature]
Roxane Salgado	2005 Camino del Rio Lemon Grove, CA 91945	[Signature]
Mike WENKING	2005 Camino del Rio Lemon Grove, CA 91945	[Signature]
Rene Preciado	2715 Drew Ln Lemon Grove, CA 91945	[Signature]
Anne Russell	2016 Cypress Ave Lemon Grove, CA 91945	[Signature]
Tina Lynn Strut	1932 Main St Lemon Grove, CA 91945	[Signature]
Travis Russell	2016 Cypress Ave Lemon Grove, CA 91945	[Signature]
James Scott	2912 New Jersey Ave Lemon Grove, CA 91945	[Signature]
Reed Smead	2005 Camino del Rio Lemon Grove, CA 91945	[Signature]
Kara Bonomo	2912 New Jersey Ave Lemon Grove, CA 91945	[Signature]
Rachael Kelly	1932 Main St Lemon Grove, CA 91945	[Signature]
Carol Marchese	7524 Main St Lemon Grove, CA 91945	[Signature]
Patrick Slater	1313 Alvin Ave Lemon Grove, CA 91945	[Signature]
Lynn Ferguson	7524 Main St Lemon Grove, CA 91945	[Signature]

Legal Notices-CAL

Maureen F Hallahan
 Judge of the
 Superior Court

Legal Notices-CAL

East County Californian- 153952
6/13,20,27,7/4/25

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on June 27, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2020 KIA FORTE VIN: 3KPF24AD4LE150394 PLATE: 150394X, CF
East County Californian 6/20/2025 -153869

NAME	ADDRESS	SIGNATURE
Mark Martine	7574 Main St Lemon Grove, CA 91945	[Signature]
Chick Thom	23150 Main St Lemon Grove, CA 91945	[Signature]
Felina Thom	23150 Main St Lemon Grove, CA 91945	[Signature]
JOE SANCHEZ	23150 Main St Lemon Grove, CA 91945	[Signature]
Gil Kahlek	2535 Mulder St Lemon Grove, CA 91945	[Signature]
Sal Hardy	1912 Elder St Lemon Grove, CA 91945	[Signature]
Rosa Carney	1912 Elder St Lemon Grove, CA 91945	[Signature]
DENNIS CARNEY	1912 Elder St Lemon Grove, CA 91945	[Signature]
Stacy Proffitt	23150 Main St Lemon Grove, CA 91945	[Signature]
TERESA ROSIAK	23150 Main St Lemon Grove, CA 91945	[Signature]
Jeremy King	23150 Main St Lemon Grove, CA 91945	[Signature]

NAME	ADDRESS	SIGNATURE
Susan D. Nagle	2910 Olive St Lemon Grove, CA 91945	[Signature]
Kyle Panama	2910 Olive St Lemon Grove, CA 91945	[Signature]
Stephanie Klein	7514 Central Ave Lemon Grove, CA 91945	[Signature]
Stephanie Klein	7514 Central Ave Lemon Grove, CA 91945	[Signature]
Angela Sandow	2910 Olive St Lemon Grove, CA 91945	[Signature]
Rose Martinez	2910 Olive St Lemon Grove, CA 91945	[Signature]
Dea Gille McHale	2910 Olive St Lemon Grove, CA 91945	[Signature]
Susan Morton	2910 Olive St Lemon Grove, CA 91945	[Signature]
David Moxley	2910 Olive St Lemon Grove, CA 91945	[Signature]
Patrick Garcia	2910 Olive St Lemon Grove, CA 91945	[Signature]
LINDA L. GARCIA	2910 Olive St Lemon Grove, CA 91945	[Signature]
MIKE SIMMONS	2910 Olive St Lemon Grove, CA 91945	[Signature]
Theresa Simon	2910 Olive St Lemon Grove, CA 91945	[Signature]
Chesler D. Jensen	2910 Olive St Lemon Grove, CA 91945	[Signature]

NAME	ADDRESS	SIGNATURE
Terese Winking	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Sara Winking	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Jesse Valenzuela	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Alejandra Valenzuela	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Lennart Ohlund	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Richard Askew	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Janice Cooper	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
William Cooper	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Kevin Cooper	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Leslie Franklin	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
MARK KUNZE	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
SUSANA KUNZE	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
John Venas	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Holly Venas	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]
Steve Martin	1930 Mt Vernon St Lemon Grove, CA 91945	[Signature]

Telephone number to contact proponents: (619-248-0388) Ken King

A copy of this notice and proof of service will be filed with the : The Lemon Grove City Clerk

Elections Code section 11023. (a) Within seven days after the filing of the notice of intention, the officer sought to be recalled may file with the elections official, or in the case of a state officer, the Secretary of State, an answer, in not more than 200 words, to the statement of the proponents.

(b) If an answer is filed, the officer shall, within seven days after the filing of the notice of intention, also serve a copy of it, by personal delivery or by certified mail, on one of the proponents named in the notice of intention.

(c) The answer shall be signed and shall be accompanied by the printed name and business or residence address of the officer sought to be recalled.

Legal Notices-CAL

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockville RV & Self Storage 10775 Rockville St, Santee CA 92071 will sell by competitive bidding on or after 06-28-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to Unit #F856 Kuhns, Paul
 Unit #E477 Franklin, Orlando
 Unit #F707 Van Horn, Lorraine
 6/13, 6/20/25
CNS-3934634#
SANTEE STAR
ECC/Santee Star
6/13,20/25-153842

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25CU029014C
 TO ALL INTERESTED PERSONS: Petitioner: SUSAN SCHLAUCH filed a petition with this court for a decree changing names as follows: ARIANNA MASANO RITTER to ARIANNA MASANO SCHLAUCH. 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 07/24/2025

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.)

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: 6/05/2025
 Maureen F Hallahan

Legal Notices-CAL

Judge of the
 Superior Court
East County Californian- 153980
6/13,20,27,7/4/25

LIEN SALE

7/7/25 10AM
 AT 270 VIA DEL NORTE, OCEANSIDE 17 JEEP LIC# 9BTH890 CA VIN# 1C4RJEGB7HC79359 3

EC Californian 6/20/2025-154153

Legal Notices-CAL

T.S. No. 119136-CA APN: 506-110-16-05
NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/22/2022. 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 7/14/2025 AT 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/7/2022 as Instrument No. 2022-0057642 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: SASHNICOLE AJOLA MATTHEWS, ALSO KNOWN AS, SASHNICOLE MATTHEWS, A SINGLE 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 FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 2976 ANAWOOD WAY, SPRING VALLEY, CA 91978 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will

Legal Notices-CAL

be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses 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: \$404,422.99 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 court-

Legal Notices-CAL

tesy 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 119136-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, using the file number assigned to this case 119136-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/Spring Valley Bulletin 6/13,20,27/2025-153397

T.S. No. 132928-CA APN: 507-460-11-00
NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/27/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU

Legal Notices-CAL

NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/25/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/1/2022 as Instrument No. 2022-0312665 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: STIVAN PATO, A SINGLE MAN 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; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 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: 1480 VICKSBURG DR, EL CAJON, CA 92021 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 expenses 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: \$657,778.73 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 De-

Legal Notices-CAL

claration 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132928-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 Website. 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

Legal Notices-CAL

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, using the file number assigned to this case 132928-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/El Cajon Eagle 6/13, 20, 27/2025-153528**

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1008576-AB Order No.: 250086838-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/1/2022. 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 bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at

Legal Notices-CAL

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): JUAN FREAS JR, A SINGLE MAN Recorded: 10/3/2022 as Instrument No. 2022-0386941 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 7/7/2025 at 10:00 AM Place of Sale: 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: \$512,328.62 The purported property address is: 520 S ANZA ST, UNIT #42, EL CAJON, CA 92020 Assessor's Parcel No.: 488-262-54-42 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 866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file num-

Legal Notices-CAL

ber assigned to this foreclosure by the Trustee: CA-25-1008576-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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1008576-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-25-1008576-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee dis-

Legal Notices-CAL

claims 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: 866-539-4173 Or Login to: <http://www.qualityloan.com> 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-25-1008576-AB IDSPub #0248589 6/13/2025 6/20/2025 6/27/2025 **ECC/El Cajon Eagle 6/13, 20, 27/2025-153584**

APN: 580-191-61-00 TS No: CA06000021-25-1 TO NO: 250047491-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 23, 2020. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 2, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that cer-

Legal Notices-CAL

tain Deed of Trust recorded on February 1, 2021 as Instrument No. 2021-0075371, of official records in the Office of the Recorder of San Diego County, California, executed by RICHARD L. SPRINGER, A WIDOWER, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 10113 FAIRHILL DR, SPRING VALLEY, CA 91977 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 made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$370,074.42 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds be-

Legal Notices-CAL

come 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. 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 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 visit the Internet Website address www.in-sourcelegic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000021-25-1. 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.

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Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA06000021-25-1 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. Date: May 28, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000021-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 112482, Pub Dates: 06/06/2025, 0 6 / 1 3 / 2 0 2 5 , 06/20/2025, EAST COUNTY CALIFORNIA-AN

East County Californian 6/6,13,20/2025-153612
File No. 48173626
Notice of Trustee's Sale
You Are In Default Under A Deed Of Trust Dated January 31, 2011. 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 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: Tony L. Hayse, an unmarried man Duly Appointed Trustee: IDEA Law Group, PC Recorded February 17, 2011 as Instrument No. 2011-0091974 of Official Records in the office of the Recorder of San Diego County, California. Street Address or other common designation of real property: 2377 Borrego Springs Road Borrego Springs, CA 92004 A.P.N.: 141-193-31 Date of Sale: July 2, 2025 at 10:30 AM Place of Sale: Entrance To The East County Regional Center (By Statue) 250 East Main Street, El Cajon Amount of unpaid balance and other charges: \$176,229.32, Estimated. 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. 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 (877) 440-4460 or visit this Internet Website <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48173626. 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 may call (877) 440-4460 or visit this Internet Website <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48173626 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: May 28, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: <https://www.mkconsultantsinc.com> Yvette Ylagan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99
ECC/La Mesa Forum 6/6,13,20/2025-153724
T.S. No. 133197-CA APN: 660-072-06-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/4/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/25/2006 as Instrument No. 2006-0681157 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: GLEN RAY RIDGE AND LAURA JO JACOBS, HUSBAND AND WIFE, AS JOINT TENANTS 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 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: LOT 26 OF JACUMBA HOT SPRINGS UNIT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3583, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1957. The street address and other common designation, if any, of the real property described above is purported to be: 44481 CALEXICO AVE, JACUMBA, CA 91934 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 expenses 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: \$139,500.96 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 encour-

aged 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 133197-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 Website. 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, using the file number assigned to this case 133197-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 **East County Californian 6/20,27,7/4/2025-154086**
NOTICE OF TRUSTEE'S SALE Trustee Sale No. 176838 Title No. 3155915 LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUGO VF THONG TIN TRONG TAI LIEU NAYYOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/05/2016. 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. On 07/25/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/10/2016, as Instrument No. 2016-0058487, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Troy C Hooks Jr and Pamela M Hooks, Husband and Wife as Joint tenants WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), East County Regional Center, 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 514-180-57-00 The street address and other common designation, if any, of the real property described above is purported to be: 1035 Ellen Ln, El Cajon, CA 92019 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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and ex-

penses of the Trustee and of the trusts created 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: \$355,255.23 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 6/11/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. By: Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industrie Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> 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, pur-

Legal Notices-CAL

suant 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 Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#176838. 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: 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) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sbi079 for information regarding the sale of this property, using the file number assigned to this case TS#176838 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. A-4845738 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5

East County Californian 6/20,27,7/4/2025-154062

NOTICE OF TRUSTEE'S SALE Trustee's

Legal Notices-CAL

Sale No. CA-RCS-25020887 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/14/2022. 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. RECIPIENTS 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 1-866-539-4173 or visit this Internet Web site www.servicelinkauction.com, using the file number assigned to this case, CA-RCS-25020887. 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. On July 14, 2025, at 10:00:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ARLET ISABEL MARTINEZ GALLO AND ABHILASH KONDOJU, WIFE AND HUSBAND, AS JOINT TENANTS, as Trustors, recorded on 9/20/2022, as Instrument No. 2022-0369334, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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, 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

Legal Notices-CAL

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. Property is being sold "as is - where is". TAX PARCEL NO. 489-123-77-11 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/20TH INTEREST IN OAK TO LOT 1 OF OAKDALE PARK, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9258, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. JUNE 26, 1979. EXCEPTING THEREFROM LIVING UNITS 1 TO 20 INCLUSIVE AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED "OAKDALE PARK", RECORDED AUGUST 20, 1979 AS FILE NO. 79-348880 OF OFFICIAL RECORDS AND DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 20, 1979 AS FILE NO. 79-348881 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO USE ALL PATIOS, BALCONIES AND PARKING SPACE AS SHOWN ON SAID CONDOMINIUM PLAN. PARCEL 2: UNIT 11 AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. PARCEL 3: THE EXCLUSIVE RIGHT TO USE THE CORRESPONDINGLY NUMBERED PATIOS, BALCONIES AND PARKING SPACES APPURTENANT TO PARCEL 2 AS SET FORTH ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 1321 OAKDALE AVE, EL CAJON, CA

Legal Notices-CAL

92021. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$481,809.63. 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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25020887 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

Legal Notices-CAL

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 PERSPECTIVE OWNER-OCCUPANT: Any perspective 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 PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. 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 the 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 will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 1-866-539-4173 or www.servicelinkauction.com Dated: 6/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer-A 4845775 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5

East County Californian 6/20,27,7/4/2025-154068

APN: 137-030-38-00 TS NO: CA08001139-22-1 TO NO: 220511507-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 14, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC

Legal Notices-CAL

SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 9, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 23, 2011 as Instrument No. 2011-0493936, of official records in the Office of the Recorder of San Diego County, California, executed by RUDOLPH GONZALEZ AND SALLY A. GONZALEZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Trustor(s), in favor of LOCKHEED FEDERAL CREDIT UNION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 32108 CERRADA DEL COYOTE, WARNER SPRINGS, CA 92086 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 made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$208,636.94 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state

Legal Notices-CAL

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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. 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. 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 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 visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for informa-

Legal Notices-CAL

tion regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001139-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08001139-22-1 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. Date: June 4, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001139-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 112658, Pub Dates: 06/13/2025, 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , EAST COUNTY CALIFORNIAN

East County Californian 6/13,20,27/2025-153871